

**INDUSTRIAL  
SPACE  
FOR LEASE**

**(2) ±5,000 SF  
UNITS  
AVAILABLE**

**High Ceilings  
and Great  
Loading Access**

**Professionally  
Owned and  
Managed by:**



**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# 2511-2521 PAN AM BOULEVARD

Elk Grove Village, IL 60007

[Property Website](#)



## Specifications

- Building Size: ±30,000 SF
- Land Area: ±2.10 AC
- Available Size: (2) ±5,000 SF units
- Office Size: ±1,500 SF per unit
- Ceiling Height: ±18'
- Loading: 1 Dock / 1 DID per unit
- Power: 400A per unit
- Parking: ±10 Cars per unit
- Heating: Gas
- Year Built: 1974
- Construction: Masonry
- Zoning: I-2 (General Industrial)
- RE Taxes: \$2.06 PSF (2023)
- **Lease Rate: Subject to Offer**

## Highlights

- Very well-maintained industrial space
- Located in the DuPage County section of Elk Grove Village
- High ceilings and great loading access
- Direct access to I-90 via Elmhurst Road
- Close proximity to O'Hare International Airport
- Low DuPage County taxes
- Professionally owned and managed facility



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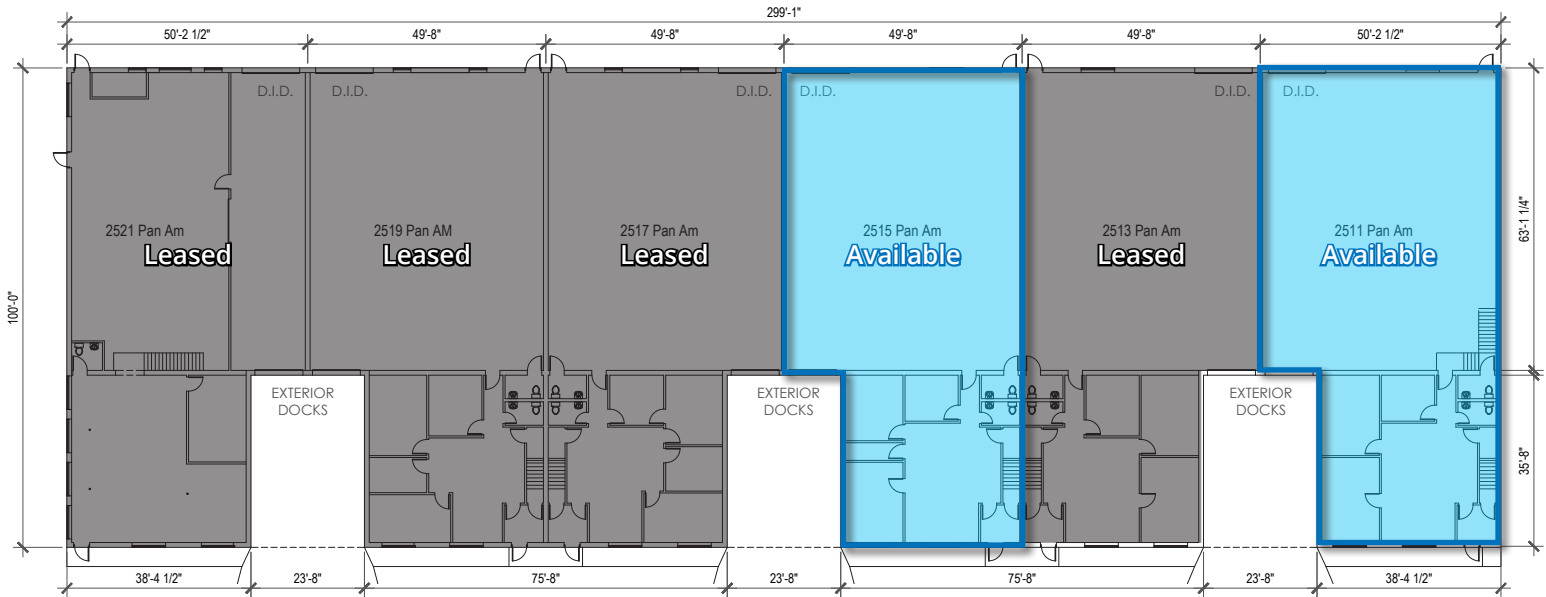
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## BUILDING PLAN



## AERIAL VIEW



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