

±41,875 SF
**INDUSTRIAL
SPACE
FOR LEASE**

Well-Maintained
Functional Space

Heavy Power &
Ample Parking

Institutionally
Owned and
Managed by:




TRANSWESTERN
REAL ESTATE
SERVICES

770 ARTHUR AVENUE

Elk Grove Village, IL 60007

[Property Website](#)



Specifications

- Building Size: ±63,616 SF
- Land Area: ±2.71 AC
- Available Size: ±41,875 SF
- Office Size: ±6,800 SF
- Ceiling Height: 22'
- Loading Docks: 2 Int (Exp to 3)
- Drive-in Doors: 1
- Power: 2000A 277/480V
- Parking: ±66 Cars
- Sprinklers: Wet
- Construction: Masonry/Steel
- Zoning: Industrial

Highlights

- Well-maintained, functional space
- Heavy power
- Ample parking
- Located in the highly sought-after Elk Grove submarket with great access to local labor and O'Hare Airport
- Institutionally owned and managed

Pricing

- CAM: \$0.58 PSF (2026 Est.)
- INS: \$0.29 PSF (2026 Est.)
- RET: \$4.30 PSF (2026 Est.)
- **Lease Rate: Subject to Offer**



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BUILDING LAYOUT



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PROPERTY PHOTOS



Front Exterior



Office Entrance



Loading View (SE Corner)



Rear View (SW Corner)

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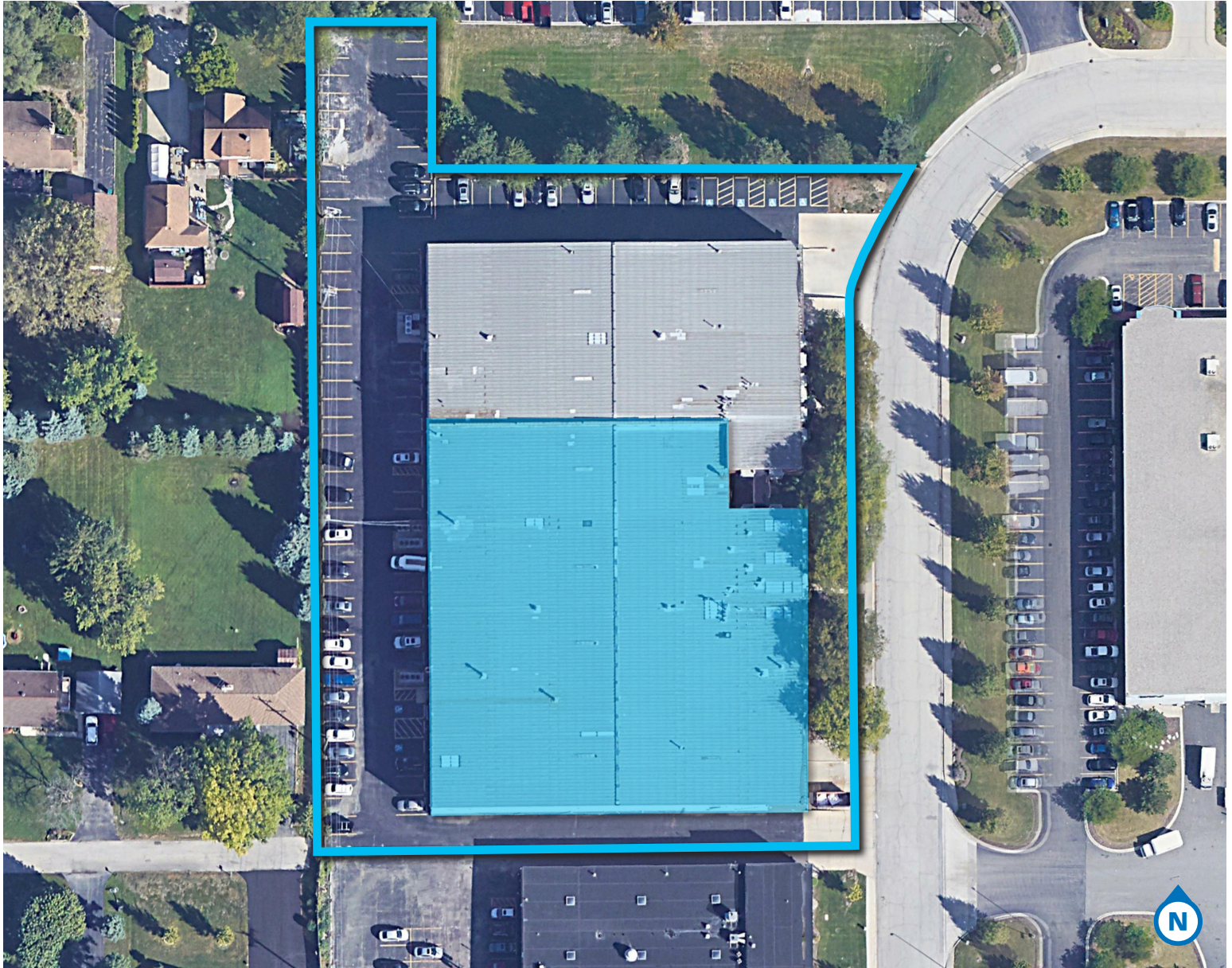

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AERIAL VIEW



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