

±52,272 SF
**INDUSTRIAL
BUILDING
FOR LEASE**

Very
Well-Maintained
Facility

Direct Access
to I-90 and
Busse Road

Professionally
Owned and
Managed by:


**WESTMOUNT
REALTY CAPITAL, LLC**
— TIME-TESTED —


TRANSWESTERN
REAL ESTATE
SERVICES

1201 ESTES AVENUE

Elk Grove Village, IL 60007

[Property Website](#)

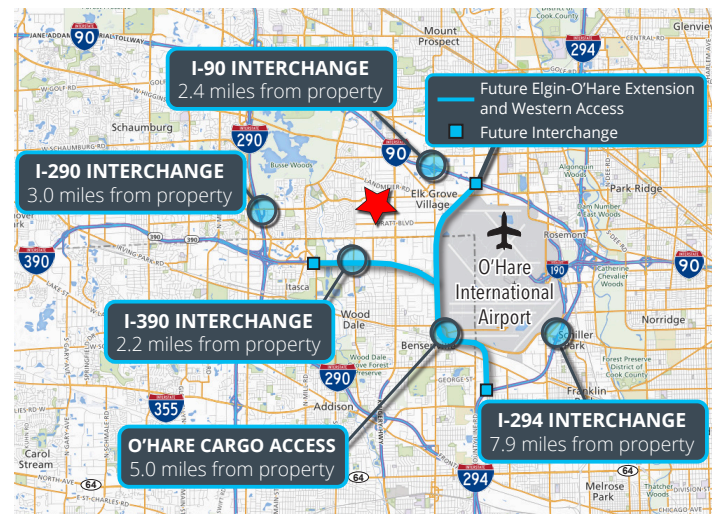


Specifications

- Building Size: ±52,272 SF
- Land Area: ±1.96 AC
- Office Size: ±5,000 SF
- Ceiling Height: 16'
- Loading: 2 Int Docks / 3 DID
- Power: 1600A 277/480V and 800A 277/480V (To be confirmed)
- Parking: 41 Cars
- Zoning: I-2 (General Industrial)
- Built: 1974 / Renovated: 1991
- Construction: Masonry
- Sprinklers: Wet
- Heating: Gas
- **Lease Rate: Subject to Offer**

Highlights

- Heavy power great for manufacturing
- Professional ownership and property management
- LED lighting
- Mezzanine space not included in total building size
- 70' truck court depth
- Roof replaced in 2008
- Located in the heart of the prestigious O'Hare submarket
- Direct access to I-90 and Busse Road
- Very well-maintained facility



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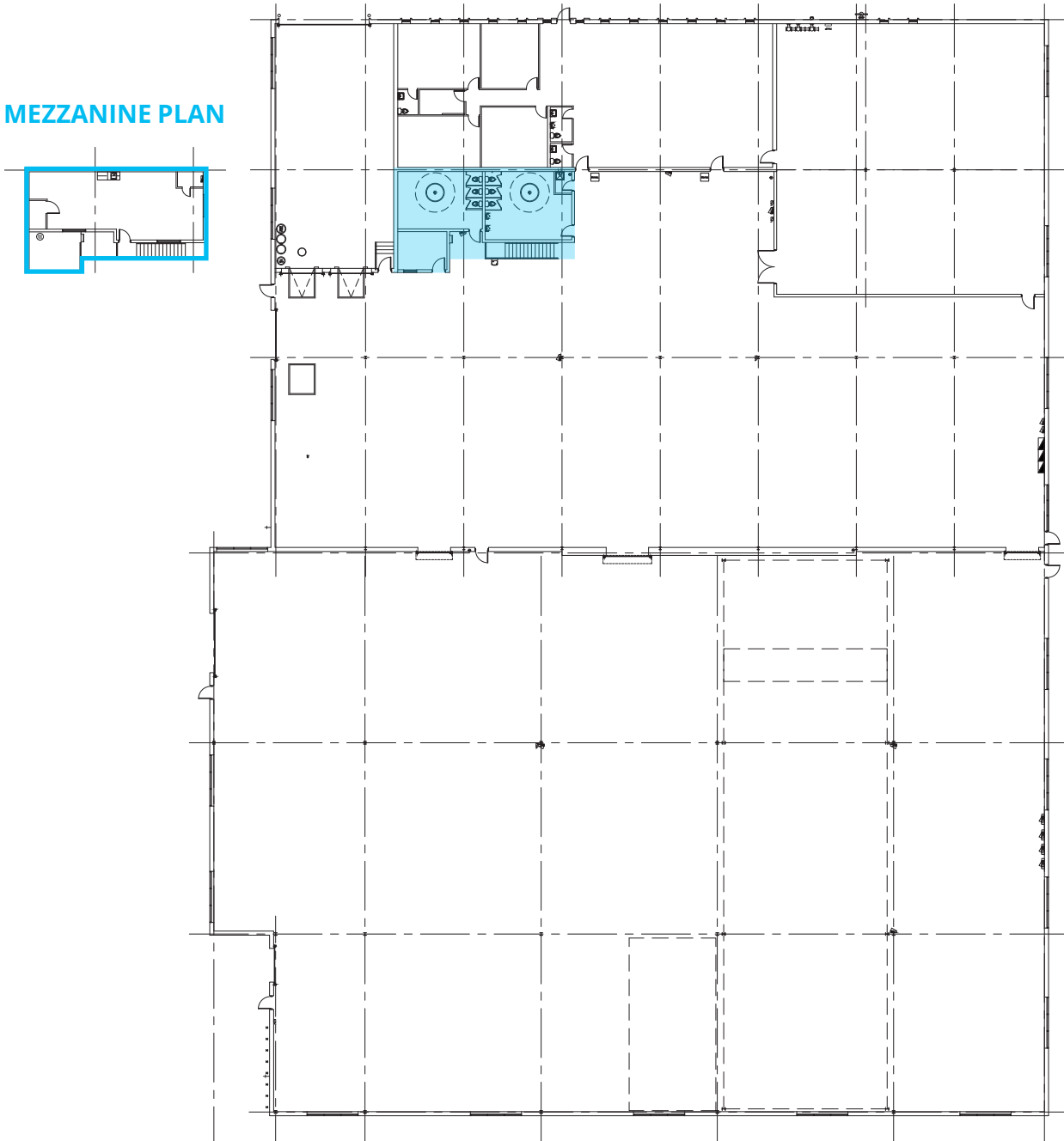
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BUILDING PLAN

MEZZANINE PLAN



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SITE PLAN



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