

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

Heavy Power  
Great for  
Manufacturing

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](#)

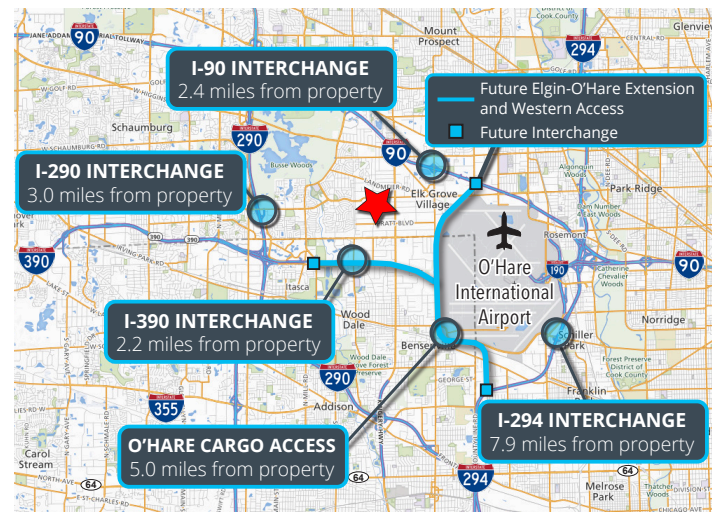


## Specifications

- 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

- Very well-maintained facility
- Heavy power great for manufacturing
- 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
- Professional ownership and property management



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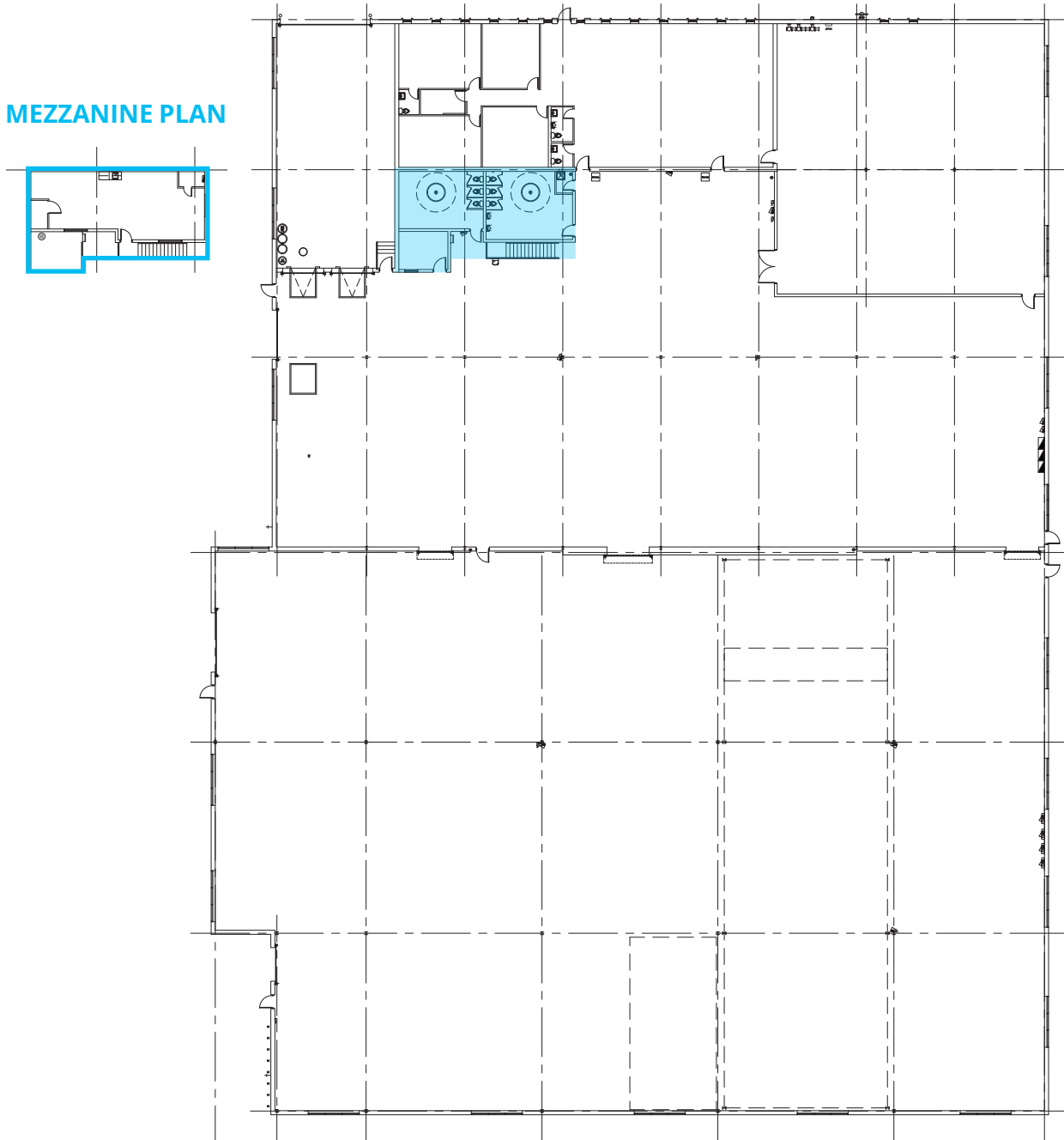
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## BUILDING PLAN

### MEZZANINE PLAN



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## SITE PLAN



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