

2511-2521 Pan Am Blvd.

(2) ±5,000 SF INDUSTRIAL UNITS AVAILABLE FOR LEASE

Elk Grove Village, IL 60007

[Property Website](#)

High Ceilings &
Great Loading

Direct Access to
I-90 Expressway

Located in
DuPage County

Professionally
Owned & Managed



BROKER INCENTIVE: 6% Tenant Broker Commission*

TENANT INCENTIVE: One Month of Free Rent per Year of Lease Term*

(*Minimum 3-Year Lease Must be Signed by December 31, 2026)

Ross Lehrman

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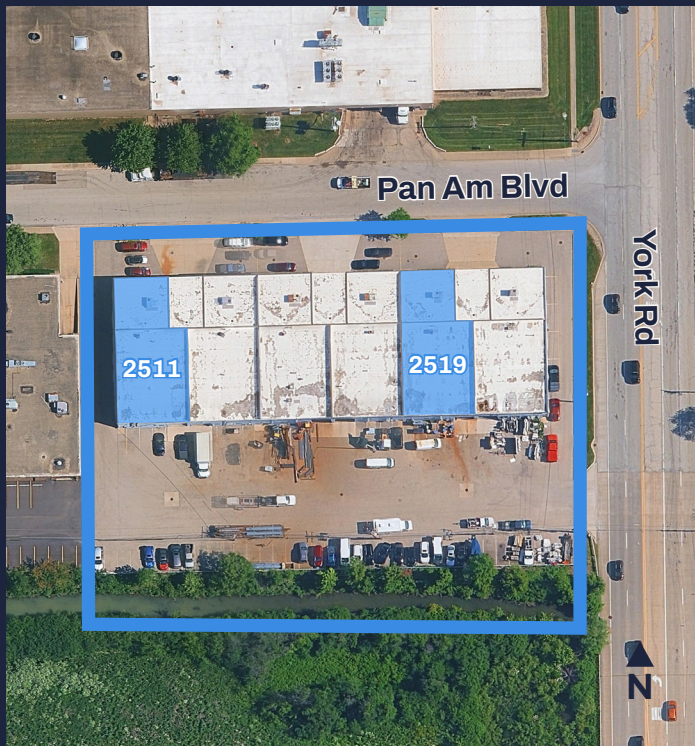
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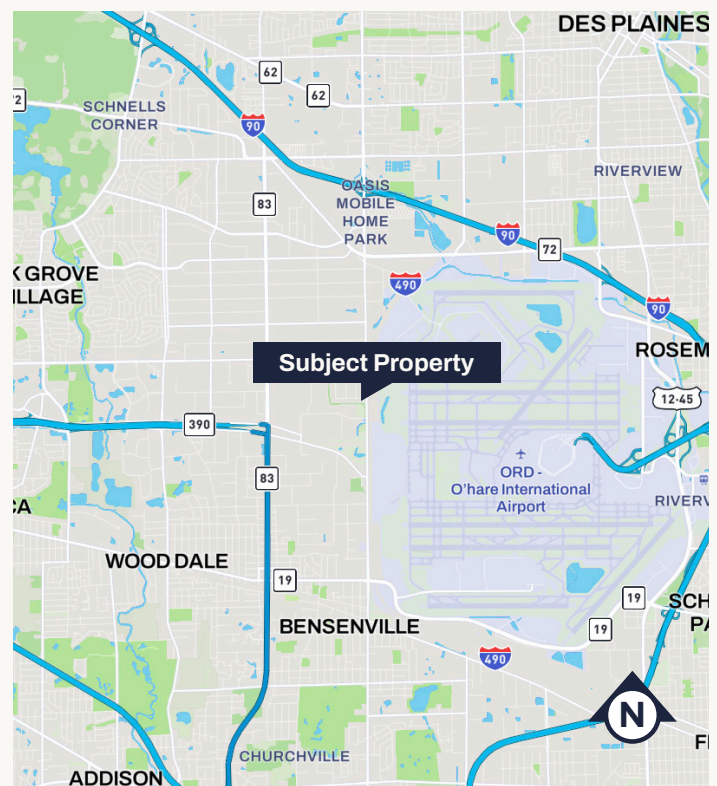
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Property Highlights

- **Broker Incentive: 6% tenant broker commission***
- **Tenant Incentive: One month of free rent per year of the lease term***
- **(*Minimum 3-year lease must be signed by December 31, 2026)**
- Located in the DuPage County section of Elk Grove Village
- Very well-maintained building with high ceilings and great loading access
- Close proximity to O'Hare International Airport
- Direct access to I-90 via Elmhurst Road
- Low DuPage County real estate taxes
- Professionally owned and managed facility

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 DOCKS	1 Ext Dock Per Unit
DRIVE-IN DOORS	1 DID Per Unit
POWER	400 Amps Per Unit
PARKING	±10 Cars Per Unit
HEATING	Gas
YEAR BUILT	1974
CONSTRUCTION	Masonry
ZONING	I-2 (General Industrial)
RE TAXES	\$2.28 PSF (2025)
LEASE RATE	Subject to Offer



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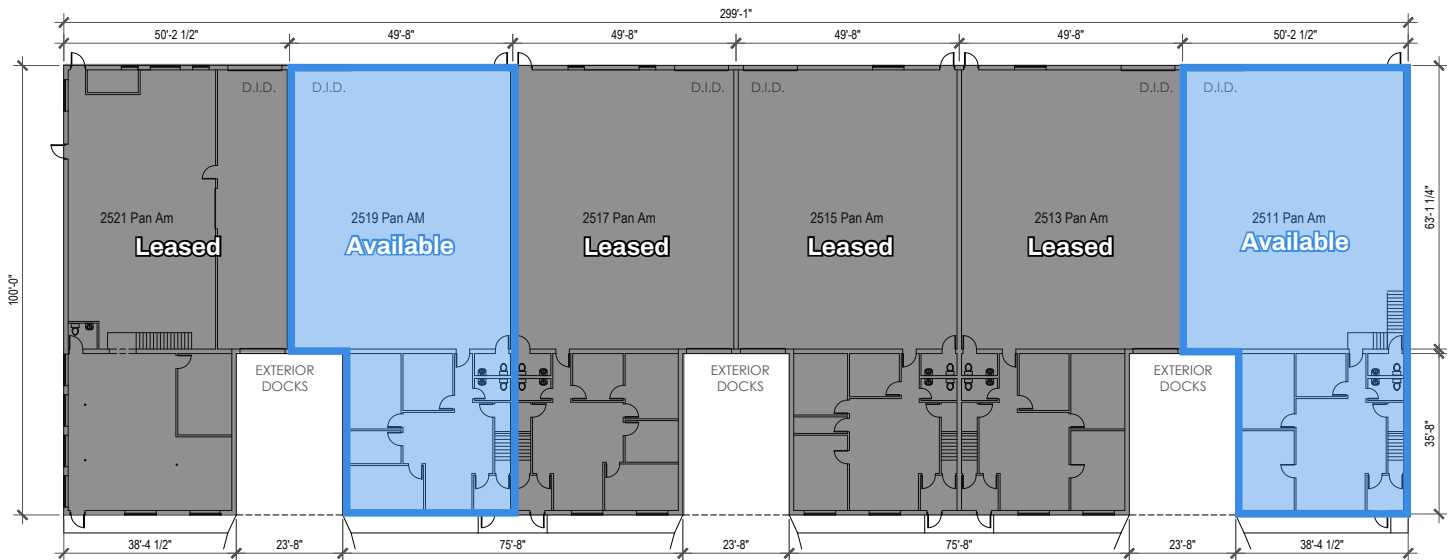
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BUILDING PLAN

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