

**INDUSTRIAL
BUILDING
FOR SALE
OR LEASE**

±15,200 SF

Unique,
Freestanding
Industrial
Facility

Direct Access
to I-90 and
Busse Hwy



TRANSWESTERN

REAL ESTATE
SERVICES

201 CROSSEN AVENUE

Elk Grove Village, IL 60007

[Property Website](#)

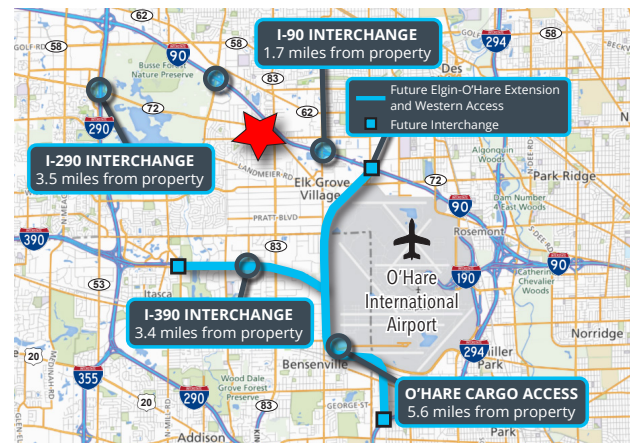


SPECIFICATIONS

- Building Size: ±15,200 SF
- Land Area: ±0.68 AC
- Office Size: ±3,500 SF
- Ceiling Height: 16'
- Loading: 1 Dock / 1 DID
- Power: 600 Amps
- Parking: ±15 Cars
- Heating: Gas
- Year Built: 1971
- Construction: Masonry
- **Lease Rate: \$13.50 PSF MG**
- **Sale Price: \$1,672,000 (\$110 PSF)**

HIGHLIGHTS

- Unique, freestanding industrial facility
- Very well-maintained building
- Zoned I-1 (Restricted Industrial)
- Close proximity to O'Hare International Airport
- Direct access to I-90 and Busse Highway
- Located epicenter of the prestigious O'Hare Submarket



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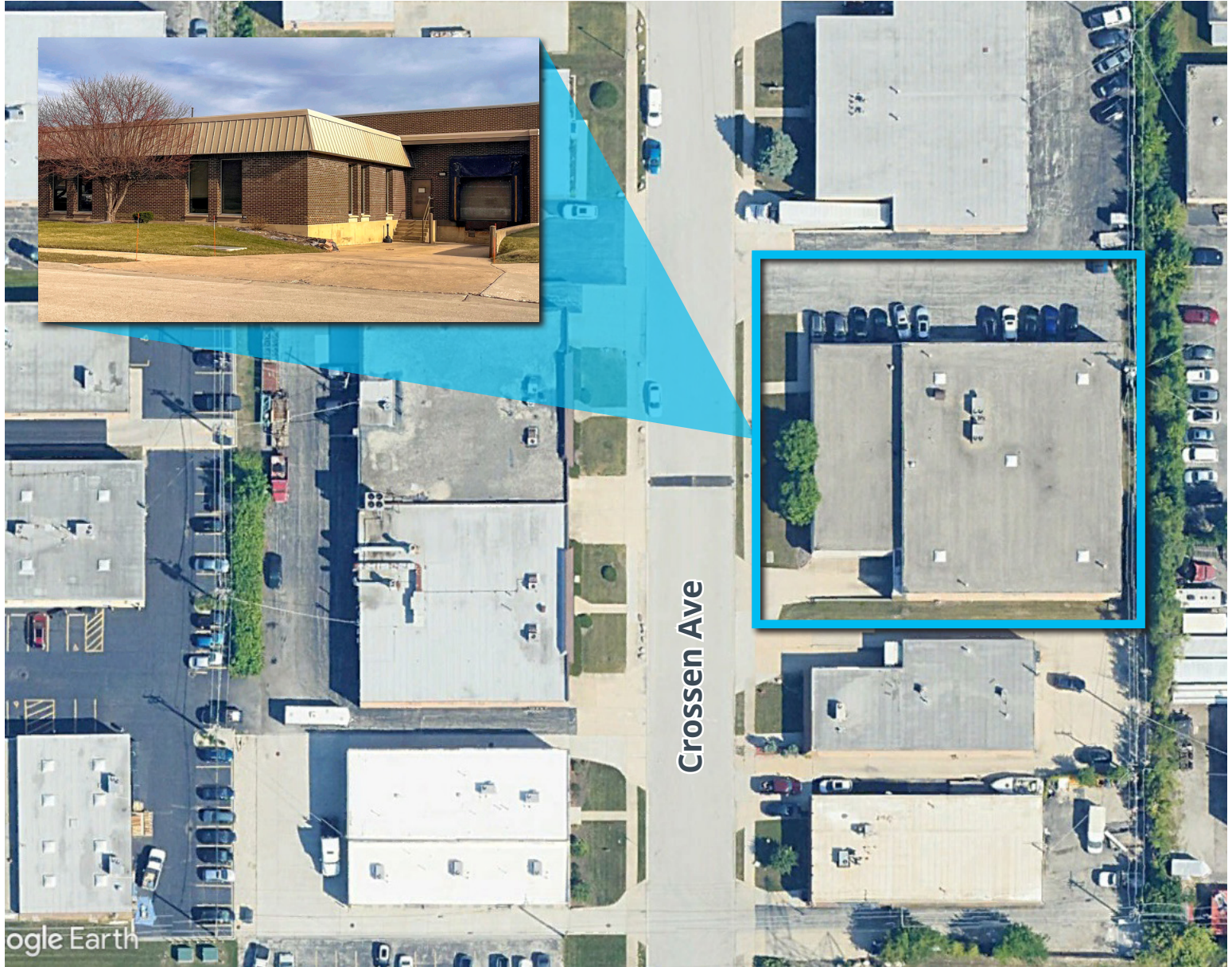
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AERIAL



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