

770-780 Arthur Avenue

INDUSTRIAL BUILDING AVAILABLE FOR SALE OR LEASE

770-780 Arthur Ave, Elk Grove Village, IL 60007

[Property Website](#)

±63,616 SF
Building for Sale

±41,875 SF
Space for Lease

User/Investor
Opportunity

Institutionally
Owned & Managed



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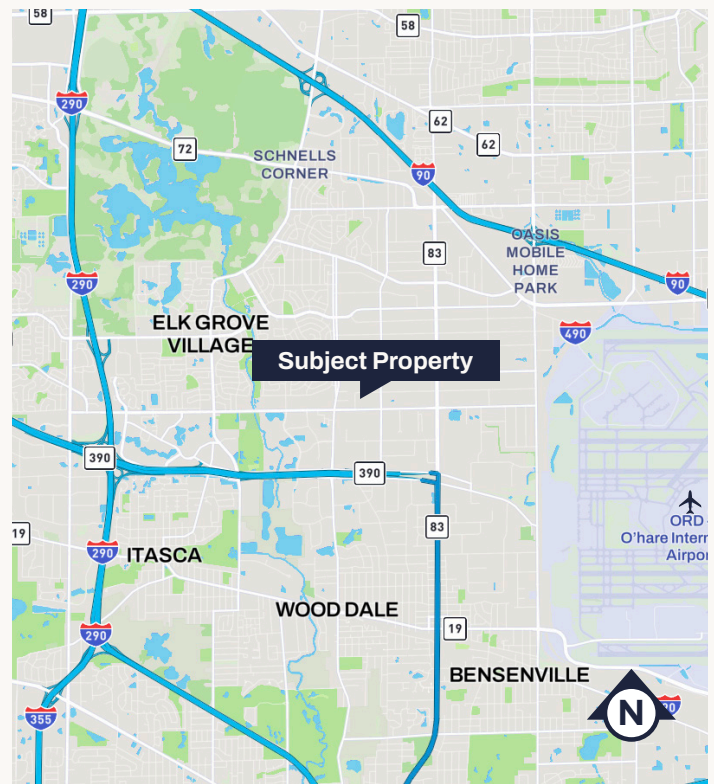
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Property Highlights

- Great user/investor opportunity with the ability to expand into the full ±63,616 SF building (±21,741 SF leased through 12/31/2032)
- ±41,875 SF available for lease immediately
- Well-maintained, functional space with heavy power and ample car parking
- Located in the highly sought-after Elk Grove submarket with excellent access to local labor, major expressways, and O'Hare Airport
- Institutionally owned and managed



BUILDING SIZE	±63,616 SF
LAND AREA	±2.71 AC
AVAILABLE SIZE	±41,875 SF
OFFICE SIZE	±6,800 SF
CEILING HEIGHT	22'
LOADING	2 Int (Exp to 3) / 1 DID
POWER	2000A 277/480V
PARKING	±126 Cars (Bldg Total)
SPRINKLERS	Wet
CONSTRUCTION	Masonry/Steel
ZONING	Industrial
CAM	\$0.58 PSF (2026 Est.)
INS	\$0.18 PSF (2026 Est.)
RET	\$4.30 PSF (2026 Est.)
LEASE RATE	Subject to Offer
SALE PRICE	Subject to Offer



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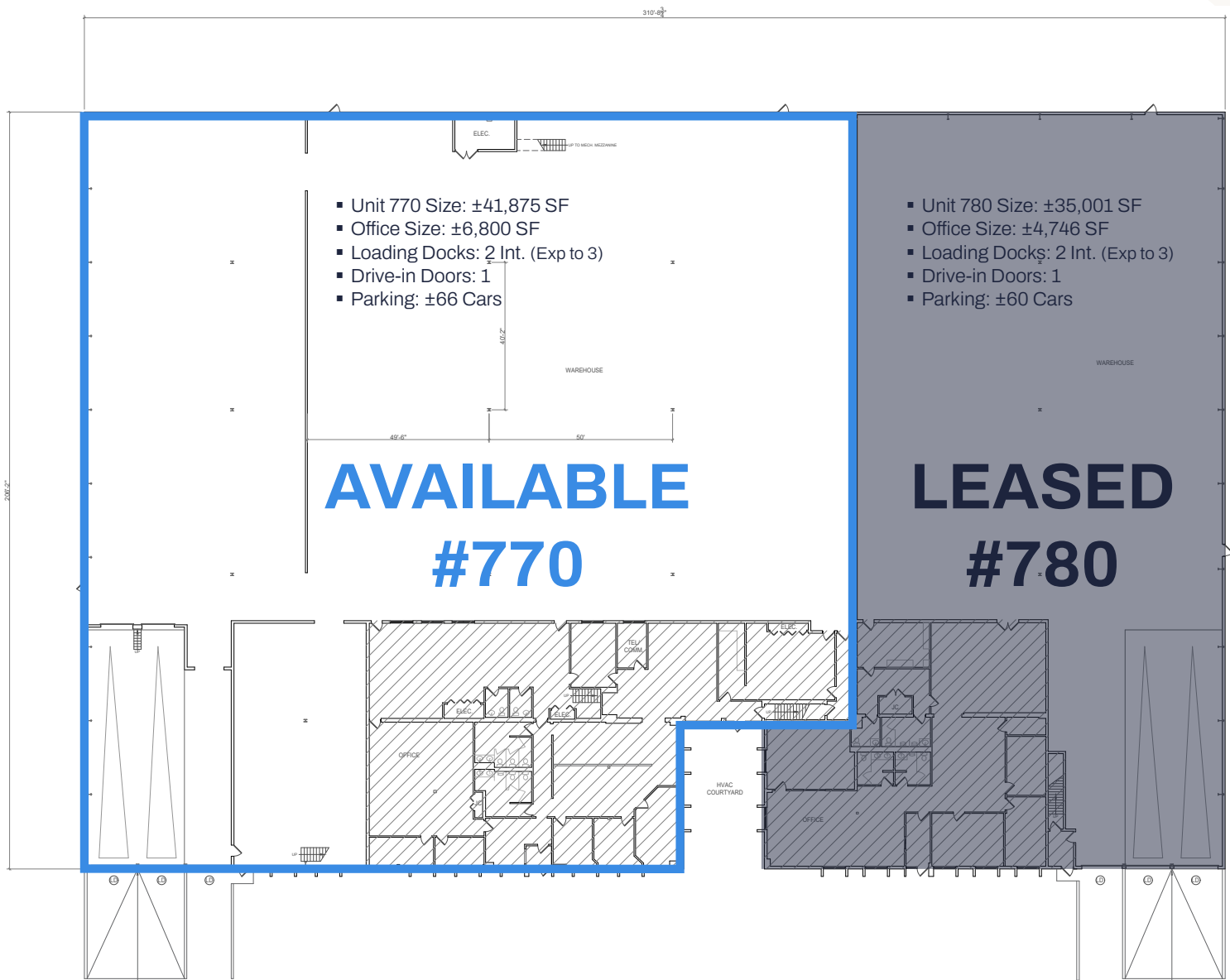
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BUILDING LAYOUT

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UNIT 770



UNIT 770

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UNIT 780



UNIT 780

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