

Industrial for lease

2485 Devon Avenue, Elk Grove Village, IL 60007



LEASE RATE

\$12.95 SF/YR

OFFERING SUMMARY

Available SF:	3,600 SF
Lease Rate:	\$12.95 SF/yr (MG)
Lot Size:	1.35 Acres
Loading:	1 private dock
Zoning:	M-2 Industrial
Ceiling Height:	14.5' clear
Submarket:	O'hare Industrial

PROPERTY OVERVIEW

All units have private loading docks with small office area in front and large open warehouse with 14.5' clear height. DuPage county taxes and right on Western edge of O'Hare. Shop and office bathrooms. Perfect for distributors and light manufacturing/assembly.

Modified gross lease with tenants paying approximately \$.30 PSF additional for proportionate share of snow removal and landscaping. Strong ownership involvement with long-term professional management and many recent capital improvements including parking lot, sewers and roof. Broker is a principal of McLennan Commercial Properties, and broker has an ownership interest in this property.

PROPERTY HIGHLIGHTS

- Clean, open units with private loading docks
- 14.5' clear height in warehouse with small office areas
- Low DuPage county taxes on Western edge of O'Hare Airport
- Diligent ownership with many recent capital improvements
- Perfect for small distribution or manufacturing companies
- Agent owned

JIM CONRAD, CCIM

O: 847.655.3383

C: 847.727.0722

jpc@mclellnancos.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale and lease are subject to change and withdrawal without notice.



Industrial for lease

2485 Devon Avenue, Elk Grove Village, IL 60007



JIM CONRAD, CCIM

O: 847.655.3383

C: 847.727.0722

jpc@mcleannancos.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale and lease are subject to change and withdrawal without notice.

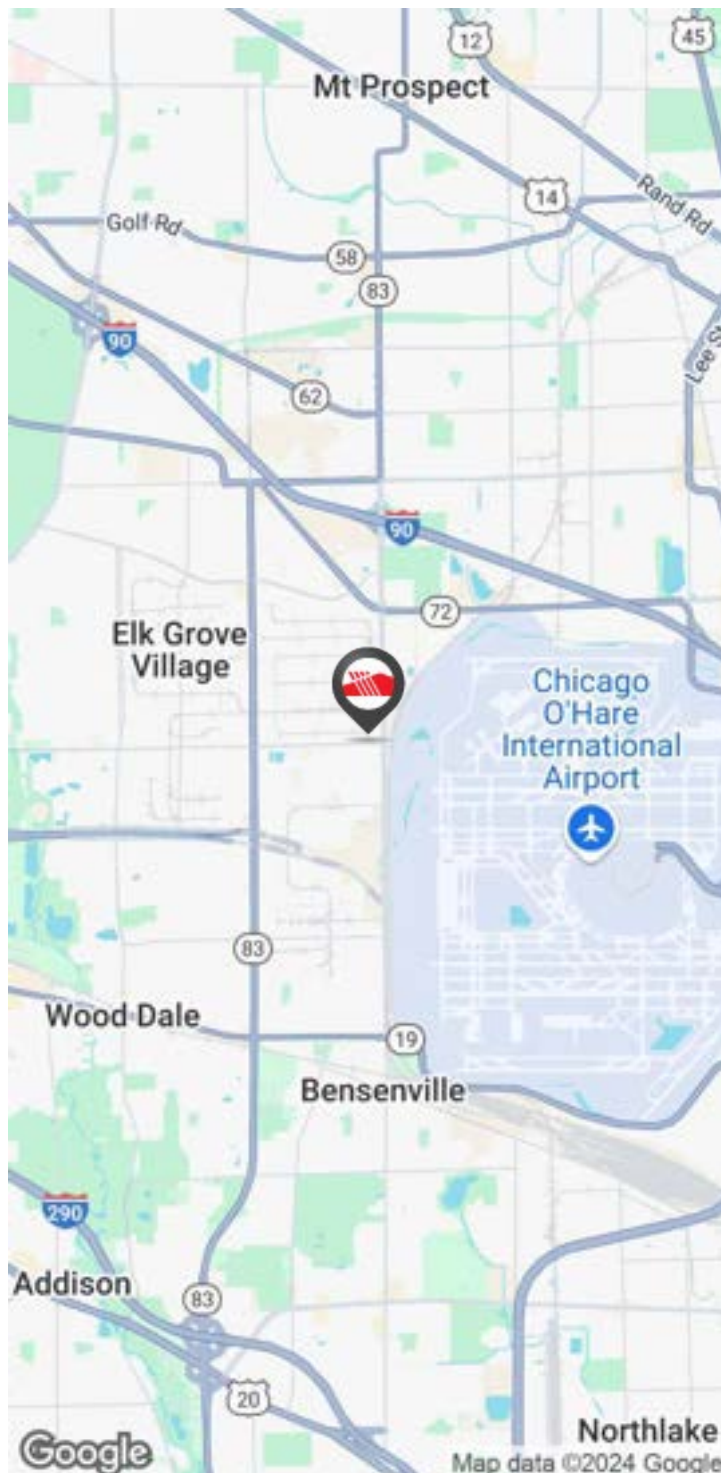
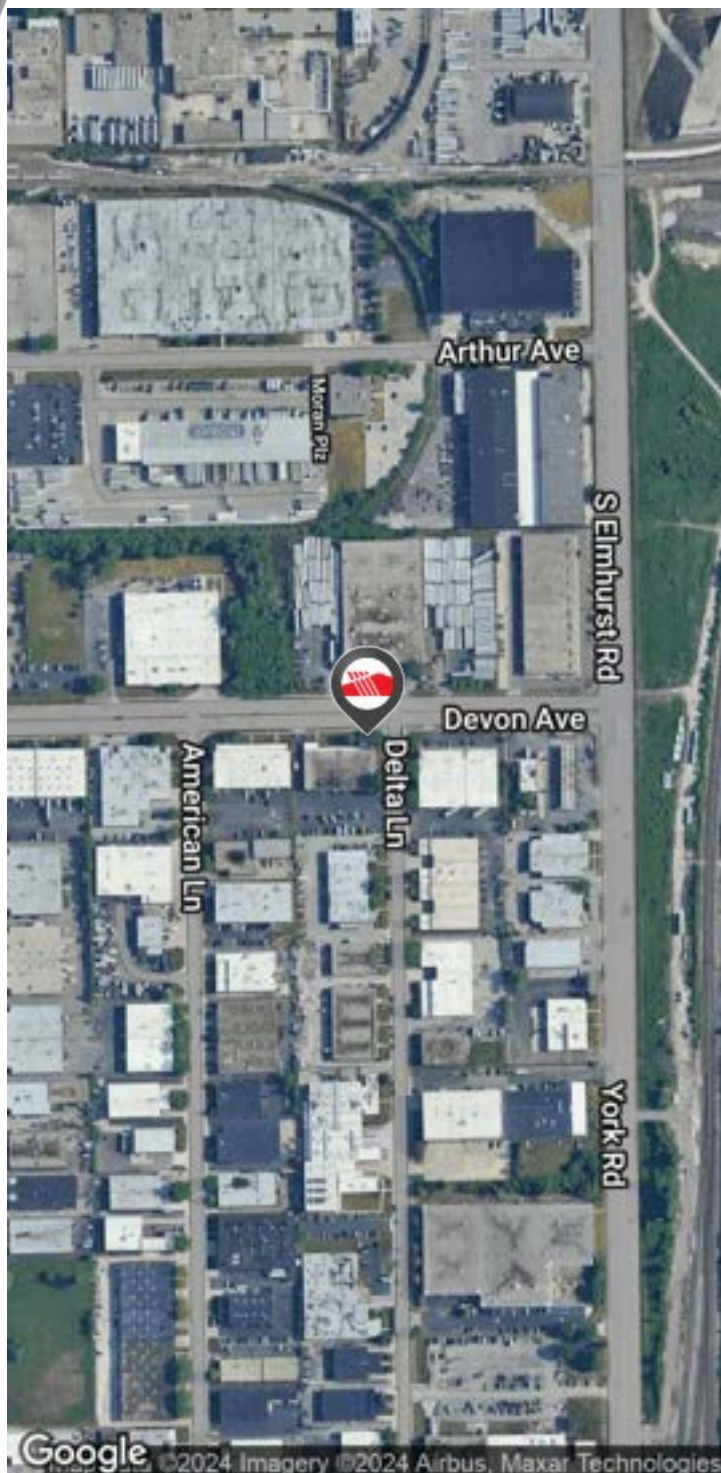
25 N. Northwest Highway | Park Ridge, IL 60016 | 847.825.0011 | www.mcleannancos.com





Industrial for lease

2485 Devon Avenue, Elk Grove Village, IL 60007



JIM CONRAD, CCIM

O: 847.655.3383

C: 847.727.0722

jpc@mcleannancos.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale and lease are subject to change and withdrawal without notice.

25 N. Northwest Highway | Park Ridge, IL 60016 | 847.825.0011 | www.mcleannancos.com

