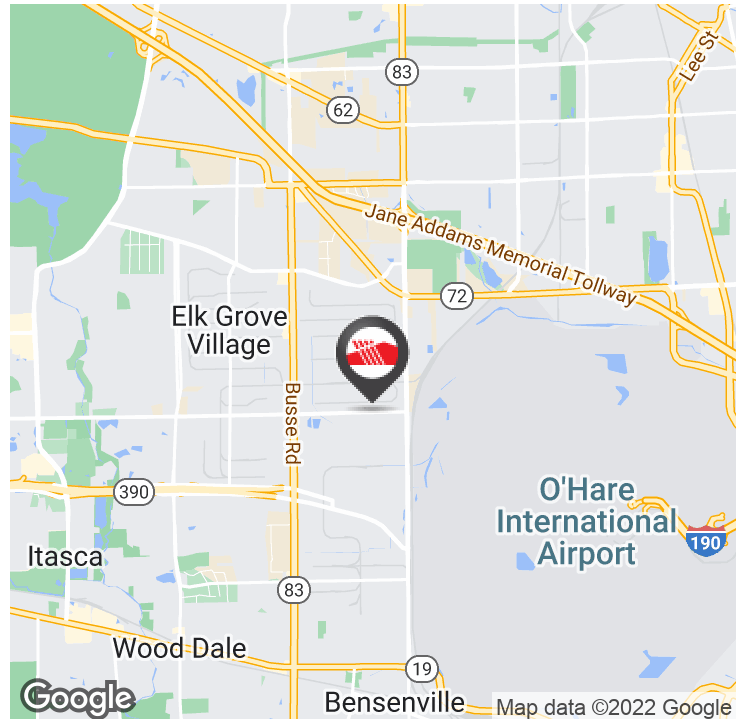


Industrial for lease with private loading docks

2351-2369 Devon Ave, Elk Grove Village, IL 60007



LEASE RATE

\$11.45 SF/YR

OFFERING SUMMARY

Available SF:	3,600 SF
Lease Rate:	\$11.45 SF/yr (MG)
Building Size:	28,550 SF
Ceiling Height:	14.5' clear
Loading:	1 private dock per unit
Zoning:	I-2
Market:	O'Hare: DuPage County

PROPERTY OVERVIEW

All units have private loading docks with small office area in front and large open warehouse with 14' 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 \$.25 PSF additional for pro-rata 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. A principal of McLennan Commercial Properties has an ownership interest in this property.

PROPERTY HIGHLIGHTS

- Clean, open units with private loading docks
- 14' 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

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
2353 E. Devon Avenue	\$11.45 SF/yr	3,600 SF

JIM CONRAD, CCIM

O: 847.655.3383

C: 847.727.0722

jpc@mclellanncos.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.



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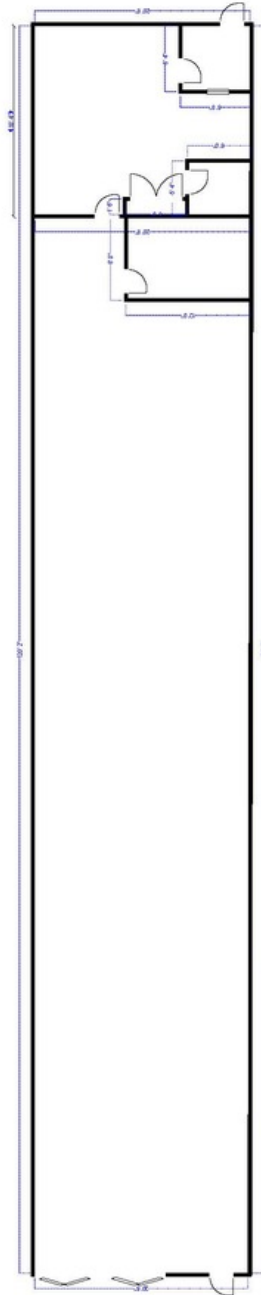


Floor Plan: Unit 2357 *2355 is same layout but wider



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