

2250 Arthur Avenue

±76,430 SF INDUSTRIAL BUILDING AVAILABLE FOR LEASE

Elk Grove Village, IL 60007

Temp-Controlled
Warehouse

Recently
Renovated Offices

Fenced-in Parking
Lot

Professionally
Owned & Managed



Ross Lehrman

Senior Vice President
(847) 588-5671
ross.lehrman@transwestern.com

Joe Karmin, SIOR

Executive Vice President
(847) 588-5670
joe.karmin@transwestern.com

Justin Lerner, SIOR

Executive Vice President
(847) 588-5665
justin.lerner@transwestern.com

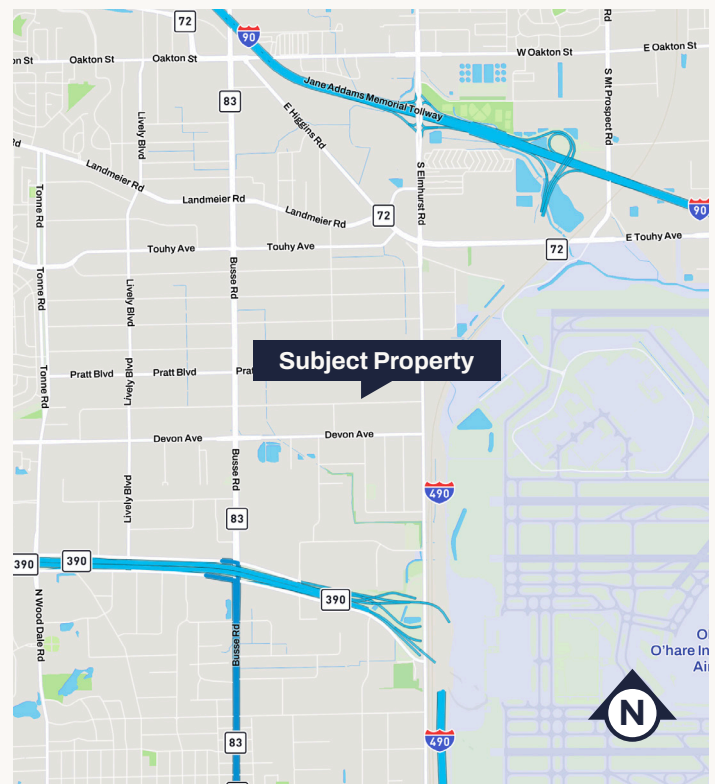
The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2020 Transwestern.



Property Highlights

- ±76,430 SF industrial building for lease
- Temperature-controlled warehouse
- Very well-maintained facility
- Recently renovated offices
- New LED lights
- Abundant power
- Fenced-in parking lot
- Trailer / car parking expansion available
- Potential for rail
- Professionally owned and managed by Taurus

BUILDING SIZE	±76,430 SF
LAND AREA	±3.21 AC
OFFICE SIZE	±7,350 SF
CEILING HEIGHT	16' - 17' Clear
LOADING	3 Ext / 2 Int / 3 DID
RAIL DOORS	2 (10'x10')
POWER	1200A 480/277V 3P
PARKING	49 Cars (Exp)
SPRINKLERS	Wet
HEATING	Gas
YEAR BUILT	1968
CONSTRUCTION	Masonry
INS	\$0.19 PSF
CAM	\$0.81 PSF
RET	\$2.97 PSF
LEASE RATE	Subject to Offer



Ross Lehrman

Senior Vice President
(847) 588-5671
ross.lehrman@transwestern.com

Joe Karmin, SIOR

Executive Vice President
(847) 588-5670
joe.karmin@transwestern.com

Justin Lerner, SIOR

Executive Vice President
(847) 588-5665
justin.lerner@transwestern.com

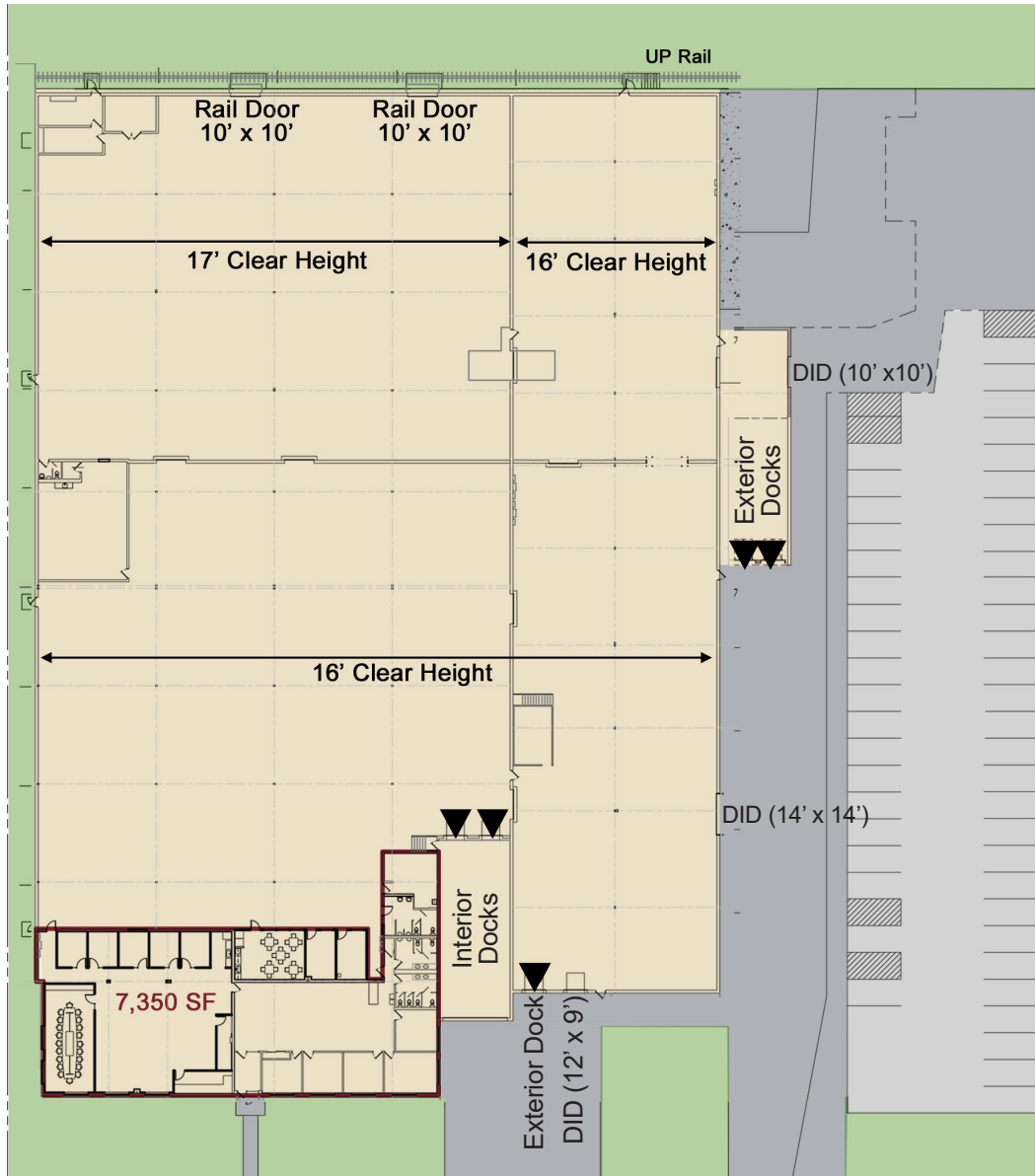


The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2026 Transwestern.

2250 Arthur Avenue

±76,430 SF INDUSTRIAL BUILDING AVAILABLE FOR LEASE

Elk Grove Village, IL 60007



FLOOR PLAN

Ross Lehrman

Senior Vice President
(847) 588-5671
ross.lehrman@transwestern.com

Joe Karmin, SIOR

Executive Vice President
(847) 588-5670
joe.karmin@transwestern.com

Justin Lerner, SIOR

Executive Vice President
(847) 588-5665
justin.lerner@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2020 Transwestern.