

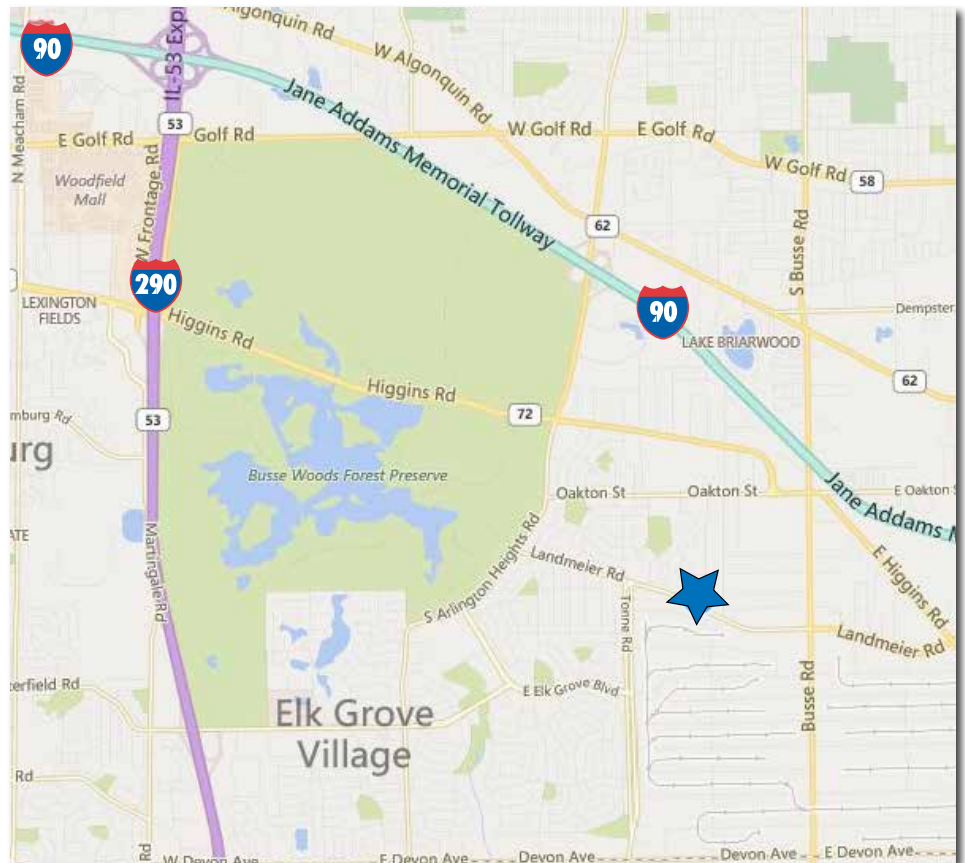


**INVESTOR OPPORTUNITY**

**800-810 BONNIE LANE, ELK GROVE**

**±13,877 SF INDUSTRIAL BUILDING FOR SALE**

- Well maintained industrial investment property in the heart of Elk Grove Village
- Long term tenants in place
- Recent roof upgrades
- Well-kept property with many upgrades to the building
- Future User / Investor possibilities



**CONTACT INFORMATION**

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**SPECIFICATIONS**

**BUILDING SIZE**  
13,877 SF

**DIVISIBLE BY**  
6,939 SF

**LAND AREA**  
0.61 AC

**OFFICE SPACE**  
± 1,200 SF Per Unit

**CEILING HEIGHT**  
16' Clear

**ROOF**  
Flat Rubber Membrane

**LOADING**  
2 Interior Docks

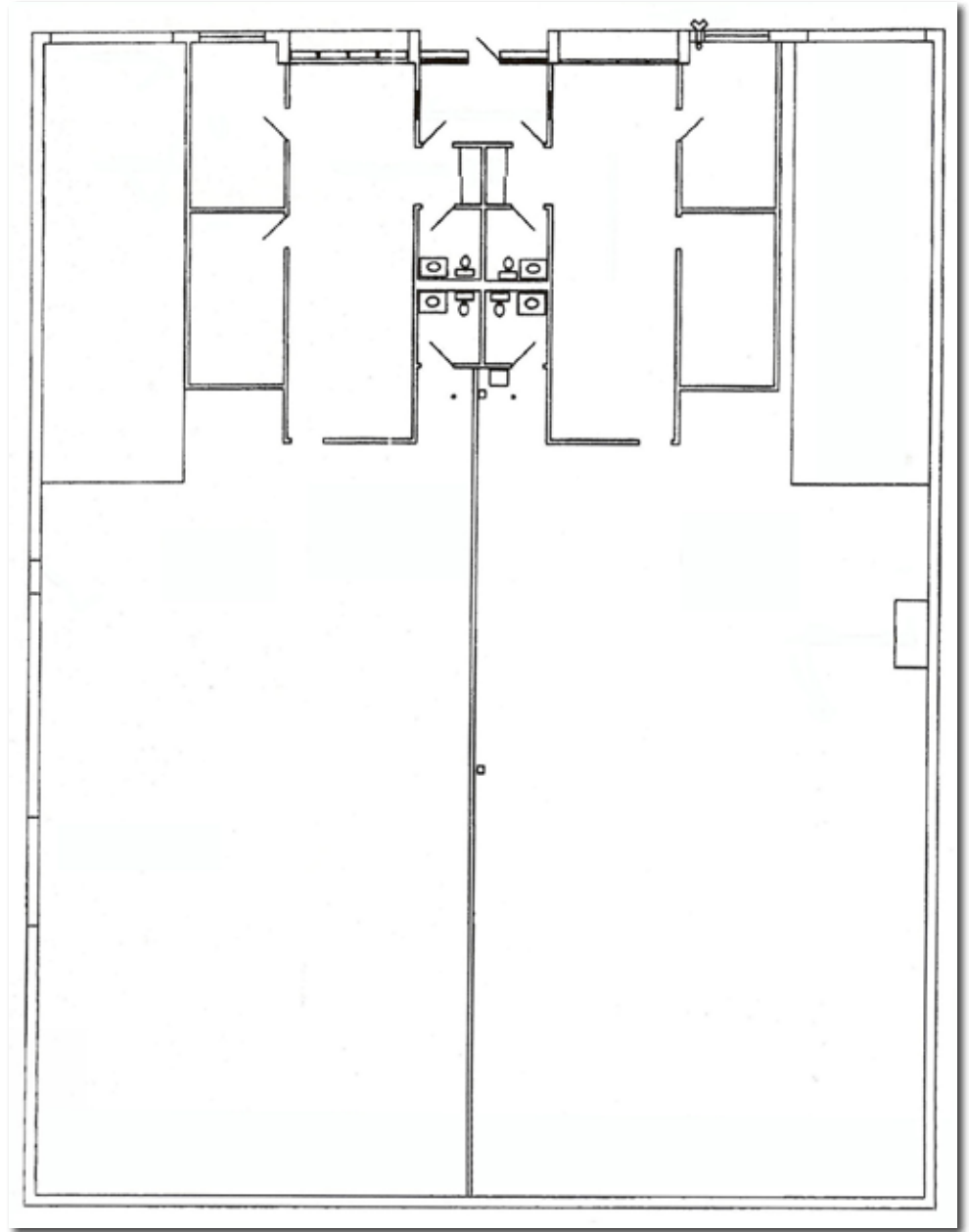
**LEVELERS / DRIVE IN DOORS**  
1 Dock Leveler  
3 Drive in Doors (10' x 12', 10' x 14', 10' x 10')

**POWER**  
200 Amps / 240 Volts  
800 Amps / 240 Volts

**HEATING**  
Gas

**SPRINKLERS**  
Wet

**PARKING**  
12+ Cars


**SPECIFICATIONS**

**YEAR BUILT**  
1974

**REAL ESTATE TAXES**  
\$43,018.70 (\$3.10 PSF)

**CONSTRUCTION TYPE**  
Masonry

**SALE PRICE**  
\$990,000 (\$71.34 SF)

**ZONING**  
I - Industrial

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