

INVESTMENT SALE



1371 Brummel Ave Elk Grove Village, Illinois

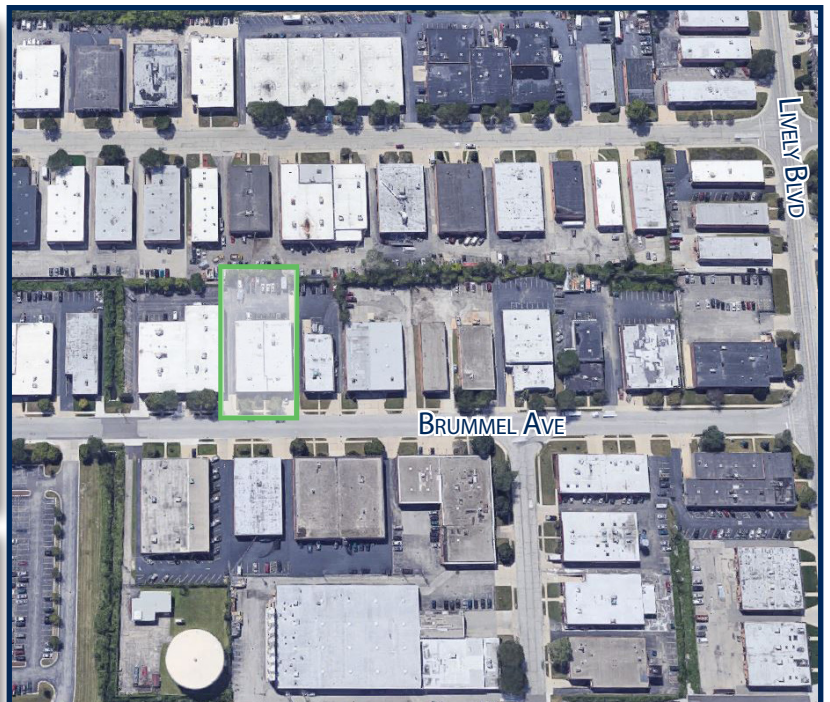
Cawley Chicago is proud to present 1371 Brummel Avenue, an 11,875 SF office/warehouse building in the O'Hare Industrial Submarket. This building now includes a brand new TPO roof installed in 2019 and includes a 15 year transferable warranty. This offering presents investors the opportunity to acquire a highly functional and sought after freestanding industrial building in the heart of the O'Hare submarket.

PROPERTY HIGHLIGHTS

Building Size	11,875 SF
Ceiling Height	14' clear
Office	3,200 SF
Loading	1 Interior Dock 1 Drive-in-door
Power	600 amps, 120-240 volts
Parking	20 surface spaces (1.66/1,000 SF)
Zoning	I-1

PRICING

Asking Price	\$795,000
Market Cap Rate	9.5%



For More Information, Contact:

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