

**35,000 - 81,750 SF AVAILABLE**

**801 INNOVATION DRIVE, ELK GROVE VILLAGE**

- High-Image
- Central O'Hare Location
- 6B Tax Incentive
- 32' Clear
- State-Of-The-Art Systems & Fixtures



**DATA CENTER** Todd Bateman  
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**INDUSTRIAL** Jack Brennan  
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**[WWW.ELKGROVETECHNOLOGYPARK.COM](http://WWW.ELKGROVETECHNOLOGYPARK.COM)**



**CBRE**

# 801 INNOVATION DRIVE, ELK GROVE VILLAGE

## PROPERTY SPECIFICATIONS

<b>RBA</b>	<b>128,550 SF</b>
<b>PARCEL SIZE</b>	<b>7.32 AC</b>
<b>AVAILABLE SF</b>	<b>81,750 SF</b>
<b>DIVISIBLE TO</b>	<b>±35,000 SF</b>
<b>OFFICE SF</b>	<b>TO SUIT</b>
<b>BUILDING DIMENSIONS</b>	<b>560' X 227'</b>
<b>COLUMN SPACING</b>	<b>50' X 52' TYPICAL 63' SPEED BAYS</b>
<b>CLEAR HEIGHT</b>	<b>32'</b>
<b>LOADING</b>	<b>14 DOCKS (Expandable) 2 DRIVE-IN DOORS</b>
<b>AUTO PARKING</b>	<b>61 SPACES (Expandable)</b>
<b>FIRE SUPPRESSION</b>	<b>ESFR</b>
<b>LIGHTING</b>	<b>LED LIGHTING</b>
<b>ZONING</b>	<b>I-1</b>
<b>TAXES</b>	<b>\$1.50 PSF 6B Taxes</b>
<b>CAM</b>	<b>\$0.50 PSF</b>
<b>INSURANCE</b>	<b>\$0.06 PSF</b>
<b>ASKING RATE</b>	<b>Subject to Offer</b>

### DATA CENTER INQUIRIES

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### INDUSTRIAL INQUIRIES

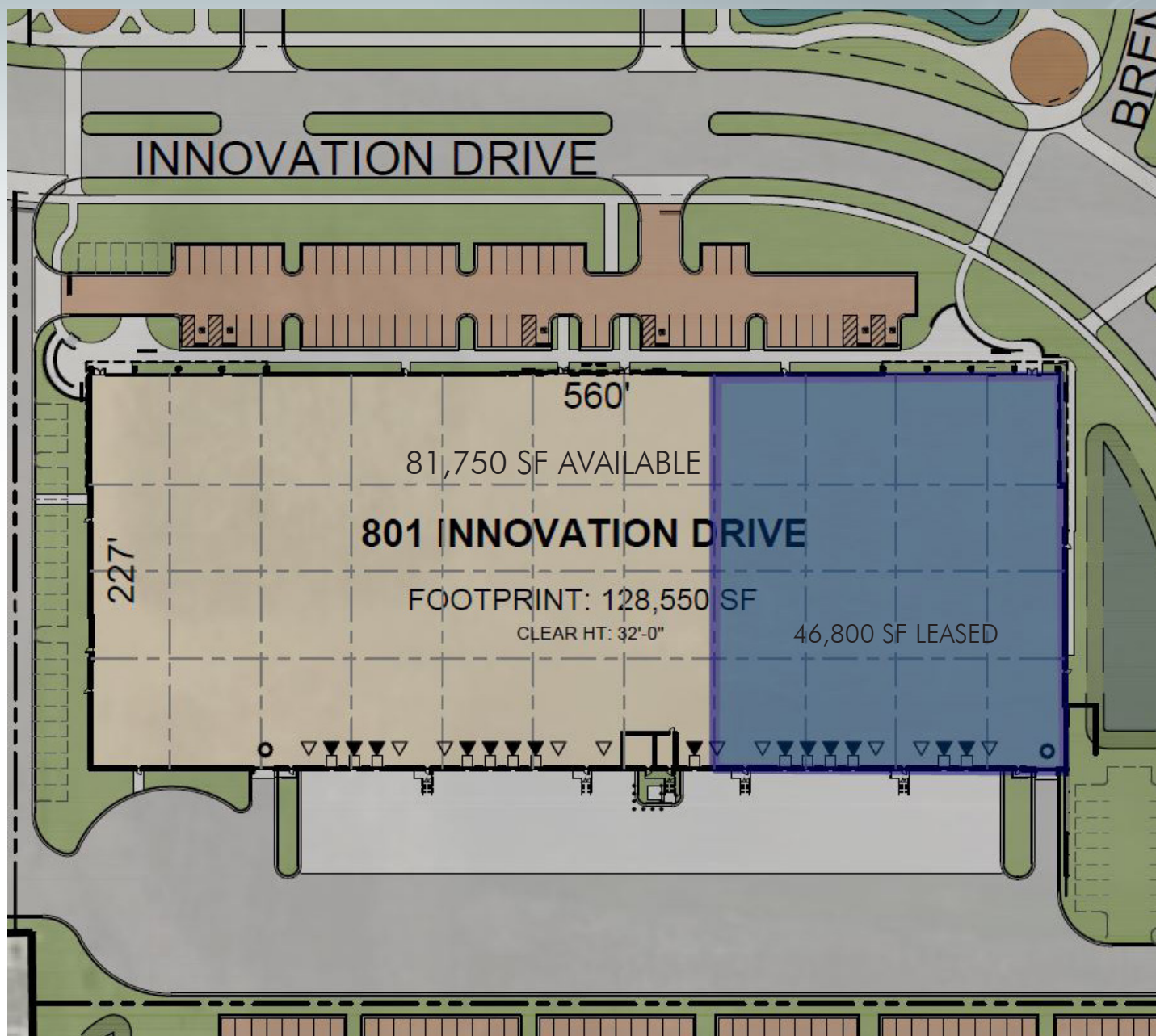
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35,000 - 122,510 SF AVAILABLE



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## DISTANCES

1	O'Hare North Cargo Entrance	3.0 Miles
2	O'Hare South Cargo Entrance	7.5 Miles
3	I-90 - at Rte. 53 Interchange	4.8 Miles
4	I-90 - ArlIngtN Hts. Rd. Interchange	2.1 Miles
5	I-90 - Elmhurst Rd. Interchange	2.3 Miles
6	I-90 - Cumberland Ave. Interchange	8.3 Miles
7	I-90 & I-294 via I-190 Interchange	7.7 Miles

8	I-294 via I-90 East	11.5 Miles
9	I-390 Elgin O'Hare Expressway	4.0 Miles
10	I-290 East/West	4.9 Miles
11	I-290/I-390 Interchange	5.4 Miles
12	I-355 North/South	9.1 Miles
13	Downtown Chicago	22 Miles

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## AMENITIES



- Bike & Walking Paths
- Sophisticated Landscaping
- Water Features



- Centrally located near major interchanges
- Access to public transit



- Proximity to restaurants & hotels



- 4.5 Miles from Woodfield Mall & Shopping Center

## PARK PLAN

31,886 - 122,510 SF AVAILABLE



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