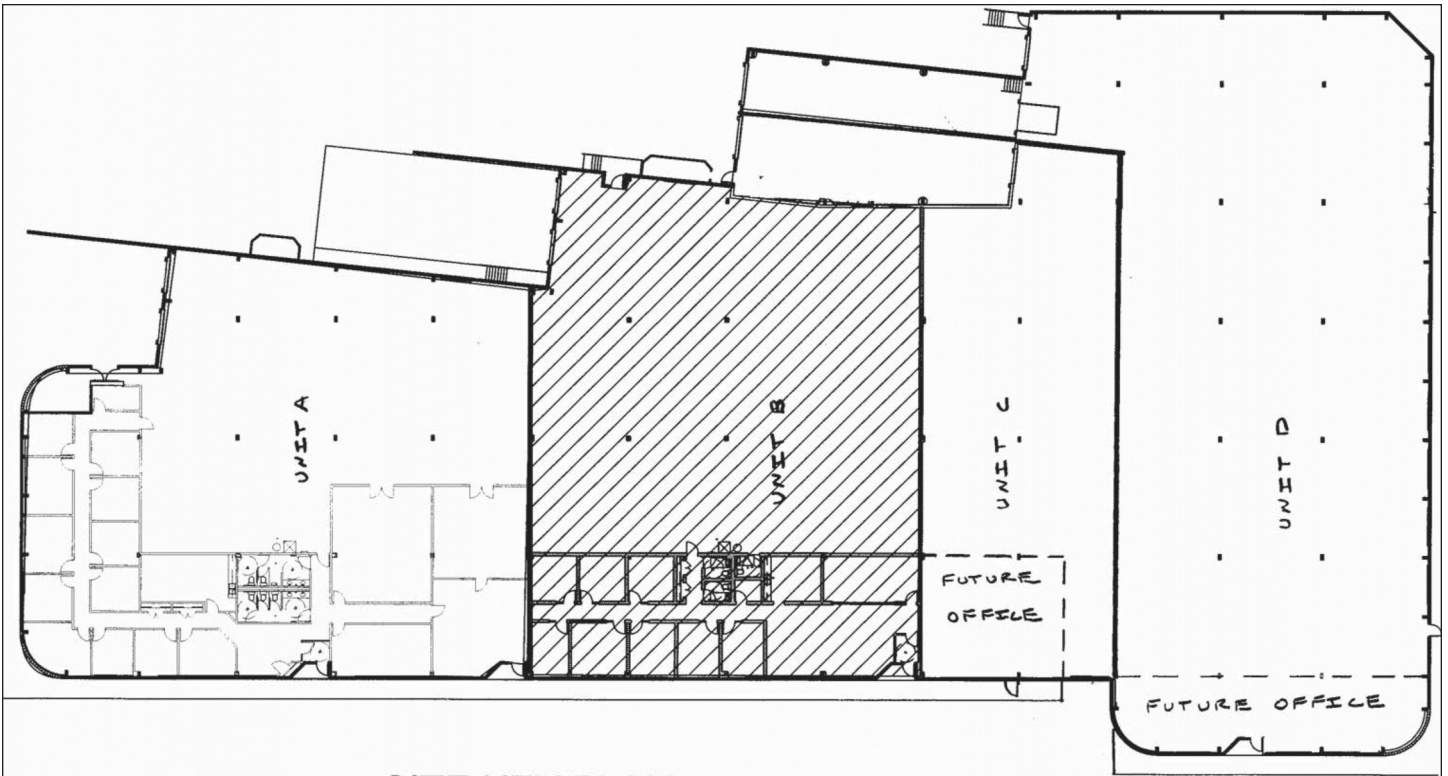




- **Location:** 1450 Arthur Avenue, Unit D  
Elk Grove Village, IL 60007
- **Space Available:** 17,355 Sq. Ft. +/-
- **Total Building Size:** 50,800 Sq. Ft. +/-
- **Land Area:** 2.34 Acres +/-
- **Office:** Zero to 2,795 Sq. Ft. +/-
- **Parking:** 19 Stalls
- **Loading:** One (1) Drive In Door  
One (1) Depressed Interior Dock
- **HV/AC:** Gas Unit Heaters/Air Conditioned Office
- **Power:** 400 Amps, 480 Volts, 3 Phase
- **Ceiling:** 18 +/-
- **Net Lease Price:** Negotiable
- **Escalation:** Negotiable
- **Real Estate Tax:**  
**6B 12 Year Low Taxes:** \$1.18 Per Sq. Ft.  
(\$1,240.00 Per Month)  
Escalation Lessee's Responsibility
- **Building Insurance:** \$0.07 Per Sq. Ft.  
(\$102.00 Per Month)  
Escalation Lessee's Responsibility
- **CAM:** \$0.43 Per Sq. Ft.  
(\$622.00 Per Month)  
Escalation Lessee's Responsibility
- **Operating Expense:** Not Included
- **Lease Term:** Negotiable
- **Security Deposit:** Negotiable

All information herein is from sources deemed reliable but not guaranteed accurate, subject to errors, omissions, and to change of price and term, prior to sale or lease, all without notice.



### SITE KEY PLAN

N.T.S.

1450 ARTHUR AV.  
ELK GROVE VILLAGE, IL

