

ELK GROVE COMMERCE CENTER

Warehouse/Flex Space - 21 Building Campus



- Immediate occupancy
- 2,000 to 15,000 SF units available
- On-site leasing and management
- Truck docks and grade level doors
- 14' 6" clear heights
- Within 1 mile south of I-90 Elmhurst ramp
- 200 amp/3-phase 120-240 volt
- Expansion capabilities
- Masonry construction

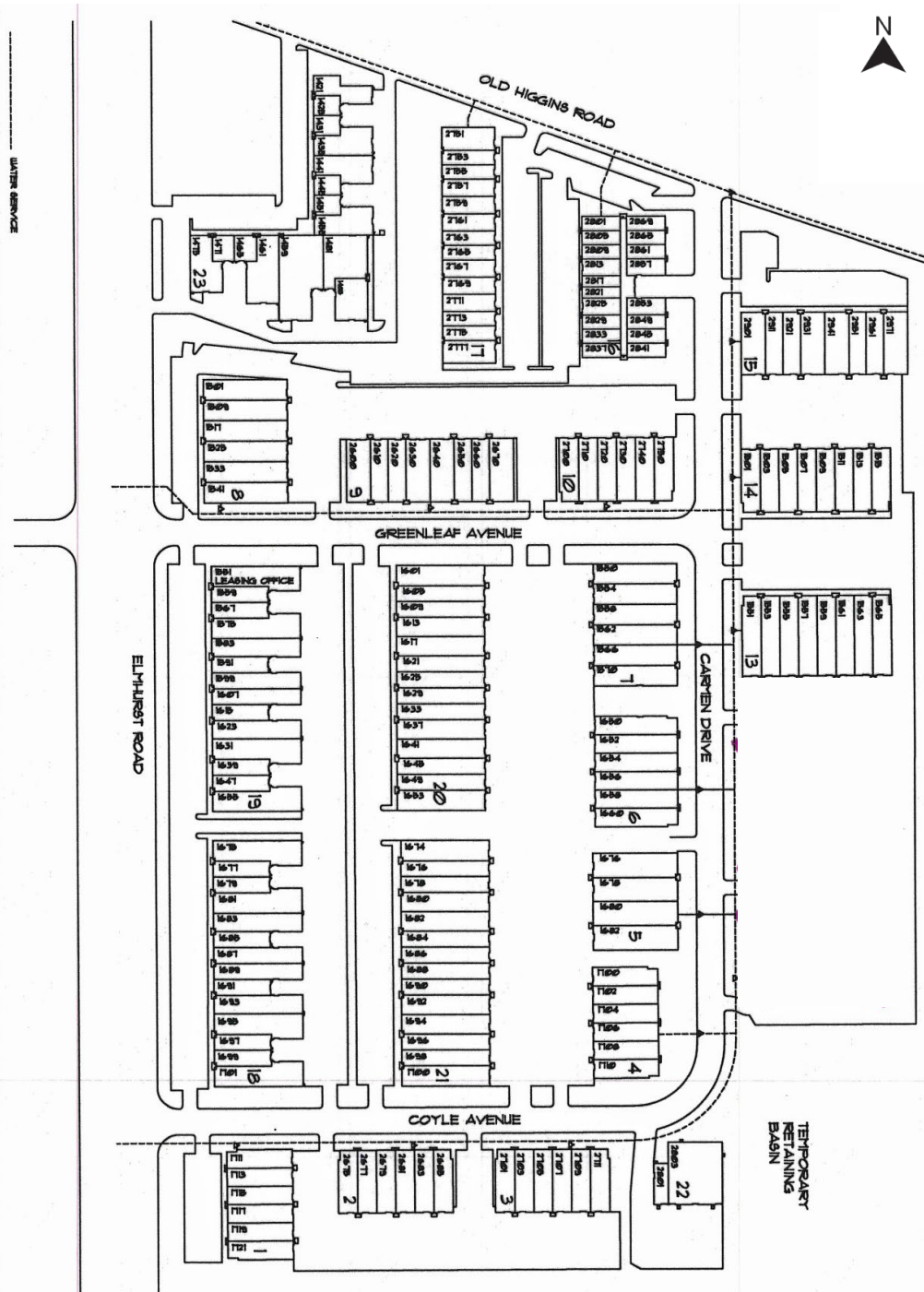
ADDRESS	SIZE (SF)	OFFICE (SF)	LOADING	RENT	OP EX
2641-2645 Greenleaf	9,088	15%	4 Docks	\$7.80	\$1.05
2649-2653 Greenleaf	9,088	15%	2 Docks & 1 DID	\$7.95	\$1.05
2921-2931 Old Higgins	7,965	15%	3 Exterior Docks	\$7.80	\$1.05
2600-2610 Greenleaf	7,965	20%	3 Exterior Docks	\$7.80	\$1.05
2677 Coyle	7,200	10%	3 Docks	\$7.80	\$1.05
1485 Elmhurst	4,650	10%	1 DID / 1 CDK	\$7.80	\$1.05
1711 Elmhurst	3,600	40%	1 Exterior Dock	\$8.25	\$1.05
2710 Greenleaf	3,600	10%	1 Dock	\$7.80	\$1.05
1697 Elmhurst	3,230	10%	1 CDK	\$7.80	\$1.05
1471 Elmhurst	2,200	10%	1 CDK	\$7.80	\$1.05
2817 Old Higgins	2,000	10%	1 Common Dock / 1 DID	\$7.80	\$1.77
2853 Old Higgins	2,000	10%	1 Common Dock	\$7.80	\$1.77

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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