

ELK GROVE
TECHNOLOGY PARK

±30,000 - 60,777 SF AVAILABLE

701 INNOVATION DRIVE, ELK GROVE VILLAGE

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



**DATA CENTER & INDUSTRIAL
INQUIRIES**

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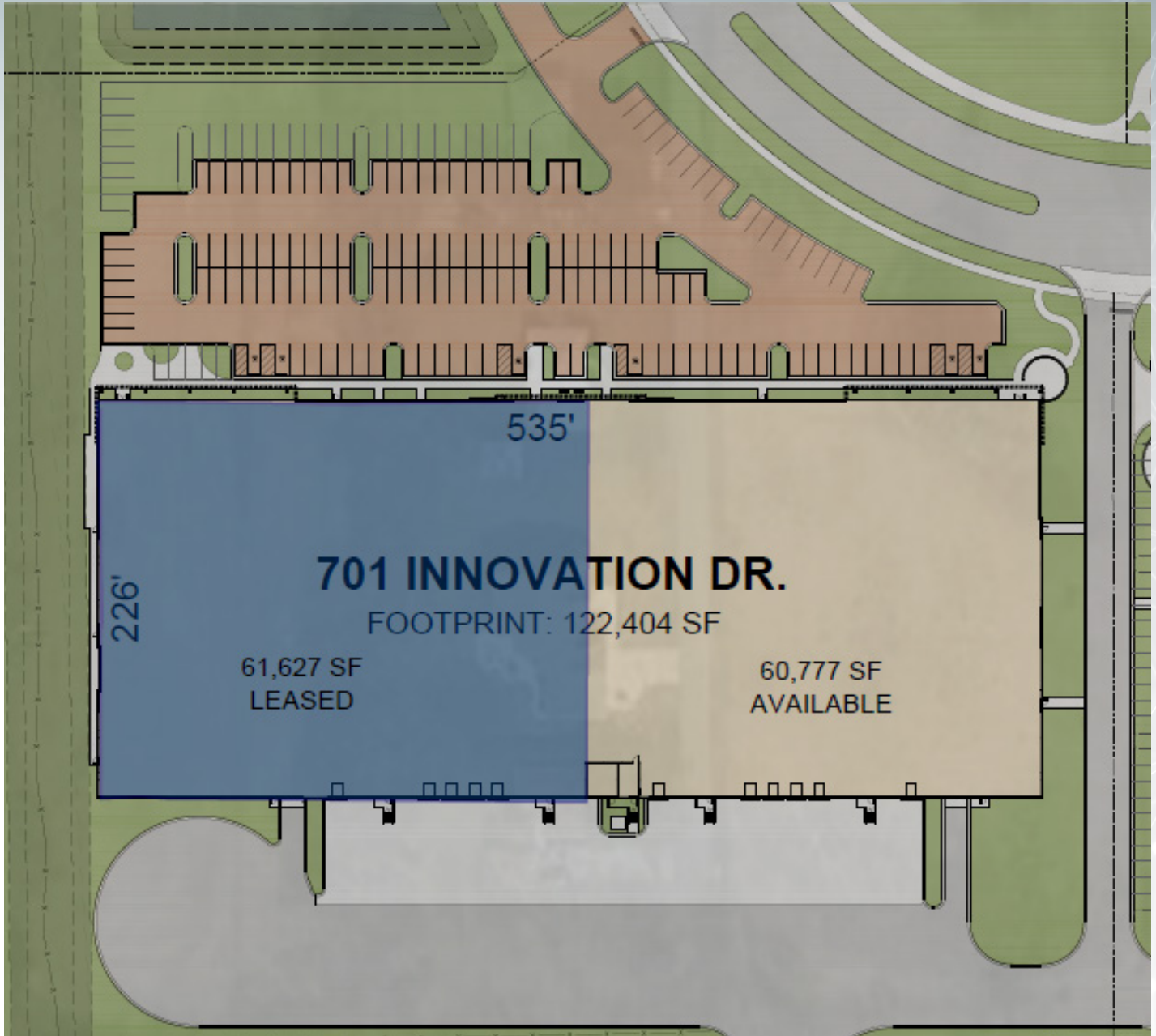
CBRE

701 INNOVATION DRIVE, ELK GROVE VILLAGE

PROPERTY SPECIFICATIONS

RBA	122,404 SF
PARCEL SIZE	7.75 AC
AVAILABLE SF	±30,000 - 60,777 SF
DIVISIBLE TO	±30,000 SF
OFFICE SF	TO SUIT
BUILDING DIMENSIONS	535' X 226'
COLUMN SPACING	50' X 52' TYPICAL 63' SPEED BAYS
CLEAR HEIGHT	32'
LOADING	6 DOCKS (Expandable) 1 DRIVE-IN DOOR
AUTO PARKING	141 SPACES
FIRE SUPPRESSION	ESFR
LIGHTING	LED LIGHTING
ZONING	I-1
TAXES	6B Tax Incentive
CAM	\$0.50 PSF
INSURANCE	\$0.06 PSF

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701 INNOVATION DRIVE, ELK GROVE VILLAGE



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 - Arlngtn 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

ELK GROVE

TECHNOLOGY PARK

PARK PLAN

±30,000 - 206,777 SF AVAILABLE



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