



- **Location:** 2416 Estes Avenue
Elk Grove Village, IL 60007
- **Space Available:** 19,505 Sq. Ft. +/-
- **Total Building Size:** 19,505 Sq. Ft. +/-
- **Land Area:** 34,375 Sq. Ft. +/-
- **Office:** 1,974 – 3,900 Sq. Ft. +/-
- **Parking:** 21 Stalls
- **Loading:** One (1) Drive-In-Door
Three (3) Depressed Exterior Docks
- **HV/AC:** Gas Unit Heaters / Air Conditioned Office
- **Power:** 400 Amps / 3 Phase
- **Ceiling:** 25 +/- Clear
- **Description:** Precast Walls/Structural Steel Roof
- **Net Lease Price:** Negotiable
- **Increases:** Negotiable
- **Real Estate Tax:** Estimated \$1.00 Per Sq. Ft
Escalation Lessee's Responsibility
6B (12 Year Low Taxes)
- **Insurance:** \$0.13 Per Sq. Ft
Escalation Lessee's Responsibility
- **Operating Expense:** Not Included
- **Lease Term:** Negotiable
- **Security Deposit:** Negotiable
- **Sale Price:** Negotiable
- **Occupancy:** 2014
- **Remarks:** New Construction

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.

