



BELOW MARKET SUBLEASE NOW AVAILABLE

1455 Greenleaf Ave, Elk Grove Village, IL 60007



AVAILABLE SPACE

24,000 SF

POSSESSION

Q1 2023

PROPERTY HIGHLIGHTS

- Extensive parking/end unit
- Recent seven figure improvements completed
- Jib crane available
- Turnkey Furniture available
- All new office finishes, fixtures, and lighting throughout office and warehouse.
- Warehouse is white boxed throughout with extensive window line/natural light
- Below market sublease
- Long term/direct lease available
- Institutionally owned and managed
- Sublease expires June 30th 2024

MICHAEL HAWRYLUK

Managing Broker

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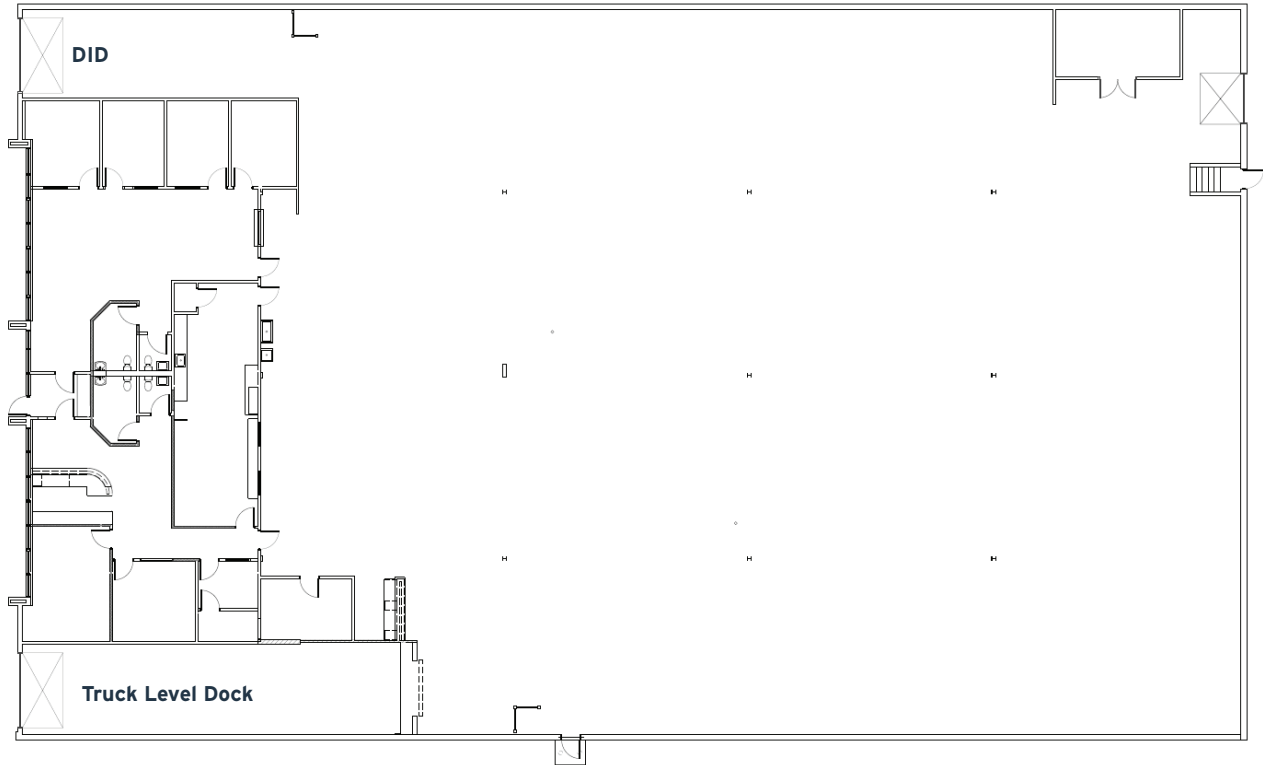
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Floor Plan



BUILDING SPECS

Space Size:	+/- 24,000 SF	Parking:	up to 45 cars
Offices/Employee support areas	+/- 4,000 SF	Sprinklers:	fully, wet
Ceiling Clearance:	17'	Construction:	Free standing brick/masonry with partial insulated metal panel construction
Truck Loading:	1 interior truck level dock 1 grade level drive in door	Available:	1st Qtr 2023, or To Suit
Zoning:	I-2 Industrial	Power:	800 Amp, 277/480 volt, 3 phase, 4 wire 1600 Amp, 120/240 Volt, 3 phase, 4 wire
		Rail:	Available: 1 rail door existing

PRICING

Lease:	\$ 6.15 net psf	Operating expenses(including Taxes, CAM, Ins and Mgmt): \$3.38 psf
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