



PCHG	Industrial Zoning	I-1 Actual Zoning	37965 Approx. SqFt	Built 1969
Industrial			Orig. List Price:	\$3,999,900
MLS #:		12164296	List Date:	09/19/2024
Township:			Listing Market Time:	323
Ownership:		Land Trust	Lease SqFt Yearly:	37965
Subtype:		Manufacturing / Warehousing	List Price Per SF:	\$92.19
# Stories:		2	Sold Price Per SF:	\$0
# Units:			Monthly Rent Price:	
# Tenants:			Total Taxes:	138,920 - 2023
# Parking Spaces:				
Unit SqFt:		37965		
Units:		Square Feet		

Prime Business Opportunity in Elk Grove Village - Versatile & Income-Generating! Looking for the ideal space to grow your business and make a smart investment? This exceptional property in Elk Grove Village, IL offers flexibility, functionality, and financial upside-all in a prime location! Versatile & Spacious Layout Currently home to a thriving machine repair business, this property is built for success. Featuring expansive floor areas with tall ceilings and ample office space, it's ideal for a range of uses, including manufacturing, warehousing, distribution, or a creative office setup. Whether you're expanding your operations or launching something new, this space adapts to your needs. Unbeatable Location & Accessibility Positioned just minutes from major highways and close to O'Hare International Airport, this location ensures seamless logistics and easy access for clients, employees, and suppliers. The convenience of this well-connected area enhances efficiency and boosts your business's potential. Priced to Sell - A Smart Investment This property is competitively priced, offering exceptional value in a sought-after industrial hub. Whether you're looking to expand, invest, or optimize your business operations, this opportunity checks all the boxes. Don't miss out! Secure your spot in one of the most business-friendly locations in the region. Contact the listing agent today for more details or to schedule a showing!

General

Area:	7	Gross Rentable Area:	37965
City, State, Zip:	Elk Grove Village, IL 60007	Net Rentable Area:	
County:	Cook	Investment (Y/N):	
Township:		User (Y/N):	
Unincorporated (Y/N):		Approximate Age:	Older
Zoning Type:	Industrial	Ownership Type:	Land Trust
Actual Zoning:	I-1	Frontage/Access:	City Street
Approx Year Built:	1969	Current Use:	Office, Professional Service, Service, Warehouse
Built Before 1978 (Y/N):	Yes	Potential Use:	Commercial, Industrial/Mfg, Warehouse
Lease Type:		Known Encumbrances:	
Estimated Cam/Sf:		Client Needs:	
Estimated Tax/Sf:		Client Will:	
Min Avail Sq Ft (Rentable):	0	Geographic Locale:	Northwest Suburban
Max Avail Sq Ft (Rentable):	37965	Location:	
Directions: I-290 W (signs for I-294 Tollway N/Milwaukee/Rockford) Take exit 10B to merge onto IL-83 N Merge onto IL-83 N Turn right onto Touhy Ave		PIN:	08263040180000
Relist (Y/N):		Multiple Pin Numbers:	No
Mobility Score:	-		

Exterior Features

Lot Dimensions:	PER SURVEY	Bay Size:	
Lot Sq Ft:	66647	Construction:	Brick, Concrete

Lot Size Source:	Owner	Exterior Building Type:	Brick
Approx Total Bldg Sq Ft:	37965	Foundation:	Concrete
# Of Stories:	2	Roof Structure:	Flat
Approx Office Sq Ft:		Roof Coverings:	
Door Dimension:		Docks:	
# Of Freight Elevators:		Misc Outside:	
Ceiling Hgt Max Ft:	16	# Of Parking Spaces:	
Ceiling Hgt Max In:	4	Indoor Parking:	
Ceiling Hgt Min Ft:	7	Outdoor Parking:	
Ceiling Hgt Min In:	0	Parking Ratio:	
Clear Span (Y/N):			

Interior Info

# Of Units:		Misc Inside:	Air Conditioning
# Of Tenants:		Floor Finish:	
Extra Storage Spaces Available (Y/N):			

Utilities/Green

Air Conditioning:	Central Air	HERS Index Score:	
Electrical Service:	Circuit Breakers	Green Supporting Documents:	
Heat/Ventilation:	Forced Air	Energy/Green Building Rating Source:	
Fire Protection:	Sprinklers-Wet	Green Features:	
Water Drainage:			
Utilities To Site:			
Tenant Pays:	Varies by Tenant		

Financial

Gross Rental Income \$:	\$0	Cap Rate:	
Total Monthly Income:		Taxes:	138,920 - 2023
Total Annual Income:	\$0	Total Annual Expense:	\$0 - Owner Projection
Net Oper Income \$:	\$0	Loss Factor :	
Operating Expense Includes:	None		

Listing Info

Property Offered:	For Sale Only	Off Market Date:	
Original List Price:	\$3,999,900	Contingency:	
Original Rent Price:		Financing:	
List Price:	\$3,500,000	Concessions:	
Rental Price (\$ per SF/Year):		Sales Terms:	
List Date:	09/19/2024	Possession:	
List Date Rcvd:	09/19/2024	Broker Owned/Interested:	No
List Mkt Time:	323		
Closed Date:			
Rented Date:			
Contract Date:			

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

Prepared By: Michael Crawford | E- Signature Realty | 08/07/2025 12:16 PM