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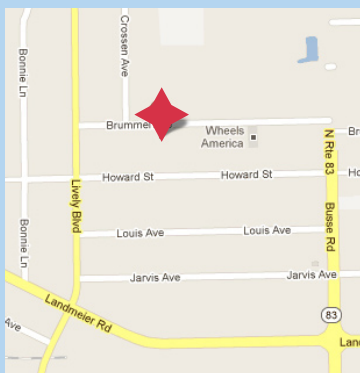
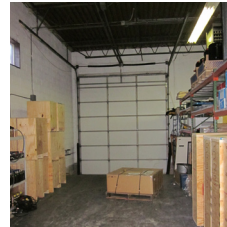
955 N. Plum Grove Rd., Suite C
 Schaumburg, IL 60173
 www.owenwagener.com

FREE-STANDING INDUSTRIAL



1351 Brummel Avenue

- Free-Standing Office/Warehouse Building
- Building Signage Available
- 2,650 SF Nicely Built-Out Office
- Excellent Parking and Loading Capacity
- Heavy Power



Space Available:	5,000 SF
Total Building Size:	5,000 SF
Land Area:	16,099 SF
Present Offices:	2,650 SF
Description:	Free-Standing Industrial Building
Ceiling Height:	13' 4"
Parking:	15+
Loading:	1 Dock with Leveler/1 Drive-in Door
Year Built:	1970
Power:	400 Amps, 480V, 3 Phase
Zoning:	I-1
Heat:	Gas Forced Air
Monthly Rent:	\$3,646.00 Modified Gross (\$8.75/SF).
Taxes:	\$2.33/SF 2015 Actual
Insurance:	\$0.54/SF

1351 Brummel Ave. in Elk Grove Village, Illinois

