



# Industrial for lease with private loading dock(s)

2351-2369 Devon Ave, Elk Grove Village, IL 60007



**LEASE RATE**                      **\$12.95 SF/YR**

**OFFERING SUMMARY**

Available SF:                      2,550 - 8,850 SF

Lease Rate:                      \$12.95 SF/yr (MG)

Building Size:                      28,550 SF

Ceiling Height:                      14.5' clear

Loading:                      1 private dock per unit

Zoning:                      I-2

Market:                      O'Hare: DuPage County

**PROPERTY OVERVIEW**

2361-2365 Devon Avenue available for lease. These clean, open units feature private loading docks, 14.5' clear height in the warehouse, and small office areas. Enjoy the benefit of low DuPage county taxes on the western edge of O'Hare Airport: an ideal location for small distribution or manufacturing companies. With diligent ownership and recent capital improvements, this property offers a turnkey solution for businesses seeking a strategic and well-maintained space. Units can be combined or leased individually. Each has a private dock (3 total).

Modified gross lease with tenants paying approximately \$.25 PSF additional for pro-rata share of snow removal and landscaping. Strong ownership involvement with long-term professional management and many recent capital improvements including parking lots, sewers and new roof. Broker has a financial interest in the ownership of the property.

**AVAILABLE SPACES**

SPACE	LEASE RATE	SIZE (SF)
2361 Devon Avenue	\$12.95 SF/yr	2,550 - 8,850 SF
2363 Devon Avenue	\$12.95 SF/yr	3,150 - 8,850 SF
2365 Devon Avenue	\$12.95 SF/yr	3,150 - 8,850 SF

**JIM CONRAD, CCIM**  
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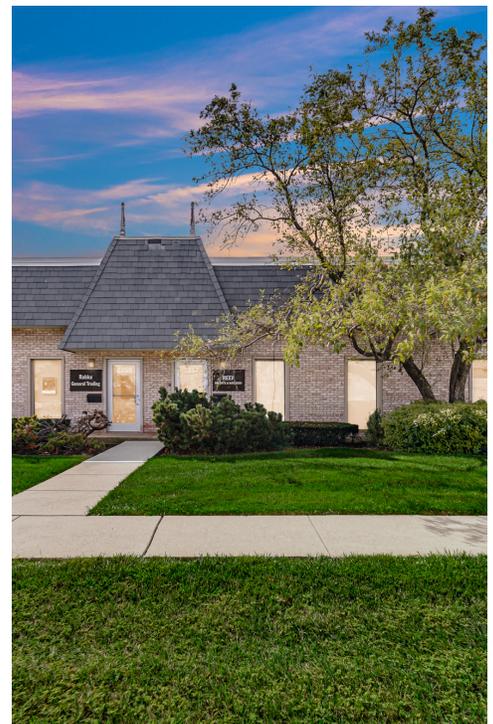
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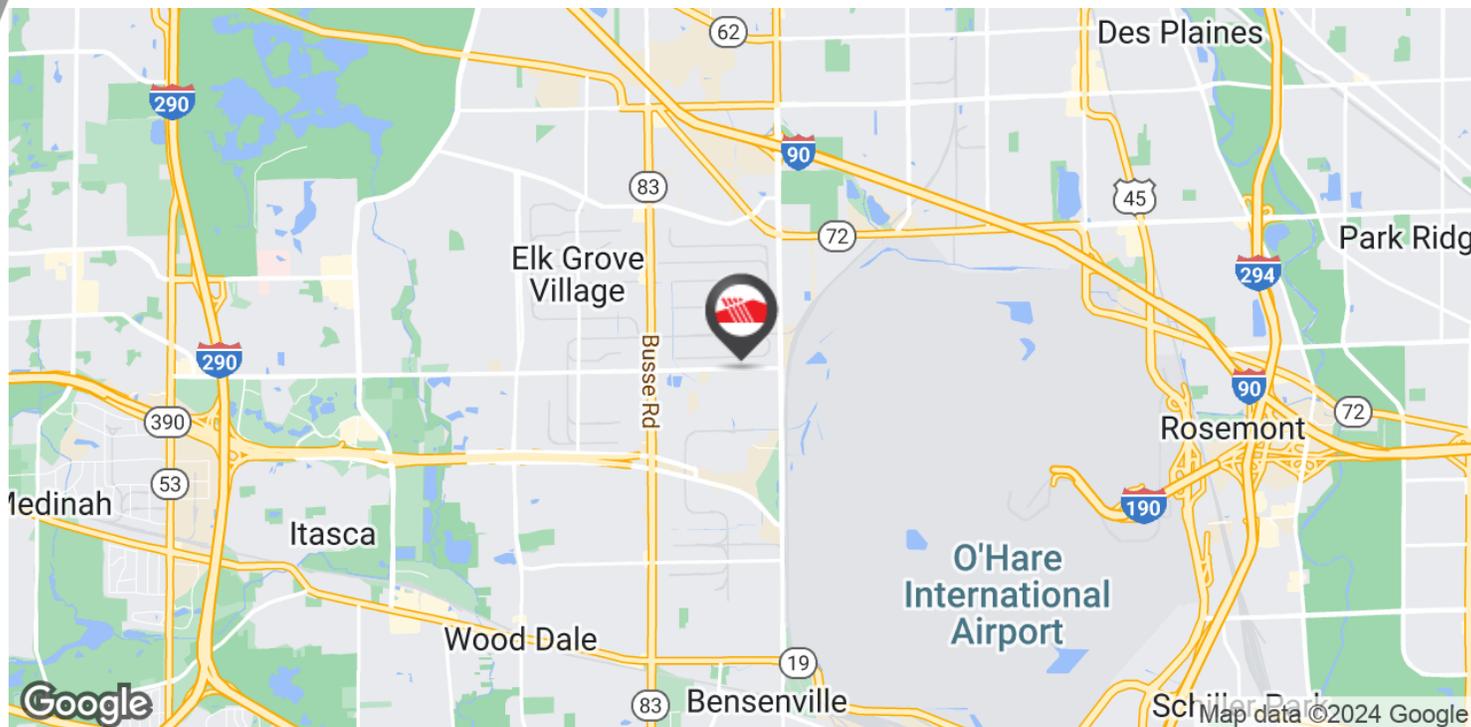
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### LOCATION OVERVIEW

IMMEDIATELY WEST OF O'HARE AIRPORT in DuPage County + Elk Grove Village. Immediate proximity to O'Hare International Airport and access to major highways and, transportation. Vibrant industrial community with commercial and industrial amenities, including new interchange + O'Hare Western bypass interstate (under construction). This prime location provides a perfect opportunity for businesses looking to thrive in a dynamic and strategic industrial hub.

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