



**BROWN**  
COMMERCIAL GROUP, INC.

# FOR SALE/LEASE

20,100 SF INDUSTRIAL BUILDING

240 GERRI LANE

ADDISON, IL 60101

1550 HIGGINS ROAD, SUITE 118 - ELK GROVE VILLAGE, IL 60007  
T 847-758-9200 F 847-758-9292



TWO UNIT BUILDING



POTENTIAL USER/INVESTOR

<b>SIZE:</b>	<b>20,100 SF (TWO 10,050 SF UNITS)</b>
<b>TYPE:</b>	<b>INDUSTRIAL</b>
<b>OFFICE SIZE:</b>	<b>10%</b>
<b>DOCKS:</b>	<b>2</b>
<b>DRIVE-IN-DOORS:</b>	<b>2</b>
<b>CEILING HEIGHT:</b>	<b>16' CLEAR</b>
<b>POWER:</b>	<b>HEAVY POWER</b>

**COMMENTS:**  
**GREAT CONDITION**  
**SECONDS FROM NORTH AVENUE**  
**AND I-355**

**SALE PRICE: STO**  
**LEASE RATE: \$6.75 PSF GROSS**

**CONTACT**  
**JASON FARNAM**  
**DANIEL R. BROWN**

**NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY OF THE FOREGOING INFORMATION. TERMS OF SALE AND AVAILABILITY ARE SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.**

