



INDUSTRIAL PROPERTY SPECIFICATIONS

LOCATION:	1100 Chase Avenue, Elk Grove Village IL 60007
LAND AREA:	114,000+/- S.F.
SPACE AVAILABLE:	<u>UNIT A:</u> 28,145 sf +/- <u>UNIT B:</u> 20,823 sf +/-
OFFICES:	<u>UNIT A:</u> 1 st floor: 4,741+/- sf plus 2 nd floor: 1,087+/- sf = 5,828 sf total <u>UNIT B:</u> 3,930 S.F. +/- Proposed brand new offices
WAREHOUSE SPACE:	<u>UNIT A:</u> 24,145 sf +/- <u>UNIT B:</u> 16,893 sf +/-
LOADING:	<u>UNIT A:</u> 3 Interior Docks, 3 Exterior Docks, 1 DID <u>UNIT B:</u> 2 Interior Docks, 1 DID
CAR PARKING:	<u>UNIT A:</u> 25 +/- <u>UNIT B:</u> 33 +/-
LEASE PRICE:	<u>UNIT A:</u> \$15,250.00 Monthly Triple Net + 3% annual Increases <u>UNIT B:</u> \$11,850.00 Monthly Triple Net + 3% annual increases
CAM:	Lessee Responsibility for proportionate share of RE Taxes, Insurance, Landscaping, Fire Alarm, PMF
CEILING HEIGHT:	21'+/- Clear, at Low Point
SPRINKLERS:	Yes
POWER:	400 Amps, 277/480 Volt, 3-Phase, 4-Wire
HVAC:	Gas Unit Heaters, Air Conditioned Offices
ZONING:	I-2 Industrial
LEASE TERM:	Five (5) Years
REMARKS:	Free Standing, Excellent Location. Corner property Ideal for Freight Forwarding, Distribution, Manufacturing
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