



INDUSTRIAL PROPERTY SPECIFICATIONS

LOCATION:	1291 BRUMMEL AVENUE ELK GROVE VILLAGE, ILLINOIS 60007
SPACE AVAILABLE:	11,000 S.F. GROSS INCLUDING EXTERIOR DOCK
TOTAL BLDG. SIZE:	11,000 S.F. GROSS INCLUDING EXTERIOR DOCK
LAND AREA:	23,459 S.F. +/-
DESCRIPTION:	MASONRY / STEEL / GLASS
PRESENT OFFICES:	3,200 S.F. +/- WITH GLASS ATRIUM
CEILING HEIGHT:	16' CLEAR +/-
PARKING:	19 STALLS +/-
LOADING:	1 EXTERIOR DEPRESSED DOCK PARTIALLY COVERED WITH LEVELER 1 DRIVE-IN DOORS (12' x 12')
YEAR BUILT:	1985 - EXCELLENT CONDITION AND HIGH IMAGE
POWER:	800 AMPS, 120/240 VOLTS, 3 PHASE
HEAT:	GAS UNIT HEATERS, AIR CONDITIONED OFFICE
SPRINKLERS:	NONE
RAIL SERVICE:	NONE
ZONING:	I-1 INDUSTRIAL
SALE PRICE:	NFS
LEASE PRICE:	\$7,500.00 MONTHLY TRIPLE NET + 3% ANNUALLY
REAL ESTATE TAXES:	LESSEE'S RESPONSIBILITY (6B TAX ABATEMENT)
INSURANCE :	LESSEE'S RESPONSIBILITY
LEASE TERM:	FIVE (5) YEARS
POSSESSION:	IMMEDIATE
REMARKS:	MODERN, HIGH QUALITY, GOOD EXPOSURE, IDEAL FOR SALES OFFICE, SHOW ROOM, WAREHOUSE, MANUFACTURING, DISTRIBUTION
CONTACT:	GIOVANNI OR MARIANN GULLO

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