



INDUSTRIAL PROPERTY SPECIFICATIONS

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| 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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