



INDUSTRIAL PROPERTY SPECIFICATIONS

LOCATION:	1300 Landmeier Road, Elk Grove Village, Illinois 60007
SPACE AVAILABLE:	15,200+/- s.f. Gross, including Exterior Dock
TOTAL BLDG. SIZE:	15,200+/- s.f. Gross, including Exterior Dock
LAND AREA:	35,816+/- s.f.
DESCRIPTION:	Single Story Masonry, Steel and Glass Building with Insulated Walls
PRESENT OFFICES:	3,200+/- s.f. Gross
CEILING HEIGHT:	16'+/- Clear
PARKING:	33+/- Stalls
LOADING:	2 Exterior, Partially Covered Docks with Dock Leveler 1 Drive-In Door (12' x 12')
YEAR BUILT:	1985 (Excellent Condition)
ELECTRICAL:	800 Amp 277/480 Volts, 3-Phase, 4-Wire 400 Amps, 120/240 Volts, 3-Phase, 4-Wire 3 Transformers 100 Amp, 208 Each
MECHANICAL:	Gas Unit Heaters Air Conditioned Office
COLUMN SPACING:	Approx. 42' x 35' Bay
SPRINKLERS:	None
RAIL SERVICE:	None
ZONING:	I-1 Industrial
LEASE PRICE:	\$13,500.00 Monthly Triple Net + 3% Annually
REAL ESTATE TAXES:	Lessee Responsibility
BUILDING INSURANCE:	Lessee Responsibility
CAM:	Lessee Responsibility
LEASE TERM:	Five (5) Years
POSSESSION:	Immediate
REMARKS:	Modern, High Image, High Quality Building. Good Exposure. Ideal for Sales Office, Showroom, Warehouse and Distribution.
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