



***NEW TO MARKET - Owner relocating to a larger facility in Elk Grove Village!***

### **INDUSTRIAL PROPERTY SPECIFICATIONS**

<b>LOCATION:</b>	1390 Howard Avenue, Elk Grove Village, Illinois 60007
<b>LAND AREA:</b>	15,180 s.f.
<b>DESCRIPTION:</b>	Single Story Precast/Glass Front Curtain Wall with Punch Opening Windows
<b>TOTAL BUILDING SIZE:</b>	6,241+/- s.f.
<b>SPACE AVAILABLE:</b>	6,241+/- s.f.
<b>PRESENT OFFICES:</b>	1,978+/- s.f. with Skylights
<b>WAREHOUSE SPACE:</b>	4,263+/- s.f.
<b>CEILING HEIGHT:</b>	14' Clear
<b>PARKING:</b>	10+ Auto Stalls
<b>LOADING:</b>	1 DID (12' x 12')
<b>YEAR BUILT:</b>	1985
<b>POWER:</b>	400 Amps + 240 Amps, 480 Volt
<b>MECHANICAL:</b>	Fully Air Conditioned Building
<b>ZONING:</b>	I-1 Industrial
<b>SALE PRICE:</b>	\$725,000.00
<b>ROOF CONDITION:</b>	Office roof installed in 2007 with 25-year transferrable warranty Warehouse roof re-flashed in 2007
<b>POSSESSION:</b>	Immediate
<b>REMARKS:</b>	Free Standing Corporate Facility, Modern, Excellent Quality. Ideal High Image Office/Showroom and Warehouse/Distribution use.
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