



INDUSTRIAL PROPERTY SPECIFICATIONS

LOCATION:	2050 Lively Boulevard, Elk Grove Village, Illinois 60007
TOTAL BUILDING:	83,000+/- s.f. - Divisible into 3 Units as follows: Unit A - FULLY LEASED Unit B – FULLY LEASED UNIT C – 20,800+/- s.f.
SPACE AVAILABLE:	Unit C – 20,800 S.F.
LAND AREA:	161,172+/- s.f.
DESCRIPTION:	3-Unit Single Story Masonry, Corner Building, Great Exposure
CEILING HEIGHT:	21' 6" Clear
PARKING:	Unit C: 36 spaces
LOADING:	Unit A: LEASED Unit B: LEASED Unit C: 2 Interior Docks
YEAR BUILT:	1970
POWER:	400 Amps
MECHANICAL:	Gas Unit Heaters, Air Conditioned Offices
COLUMN SPACING:	40' x 32'
SPRINKLERS:	Yes - Fully
RAIL SERVICE:	Yes
ZONING:	I-2 Industrial
LEASE PRICE:	\$10,140.00 Monthly Triple Net + 3% Annually
REAL ESTATE TAXES:	12 YEAR Class 6B -Lessee Responsibility – PROPORTIONATE SHARE
BUILDING INSURANCE:	Lessee Responsibility – PROPORTIONATE SHARE
CAM:	Lessee Responsibility – PROPORTIONATE SHARE
LEASE TERM:	Minimum Five (5) Years
POSSESSION:	Immediate
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