



INDUSTRIAL PROPERTY SPECIFICATIONS

LOCATION:	2100 Busse Road, Elk Grove Village, Illinois 60007
DESCRIPTION:	Single Story Masonry/Metal
LAND AREA:	3.76+/- acres (163,785+/- s.f.) Measures 406.67' x 406.00'
TOTAL BLDG. SIZE:	Approx. 19,019+/- s.f.
AVAILABLE:	5,400 +/- s.f. Gross-Offices-Retail Unit A : 13,612 s.f. LEASED Unit B : 1,500 s.f. Unit C : 250 s.f. Unit D : 1,200 s.f. Unit E : 1,200 s.f. Unit F : 1,250 s.f.
MECHANIC BAYS:	LEASED
WASHBAY:	LEASED
GAS KIOSK/CANOPY:	LEASED
CEILING HEIGHT:	Office only 9'-6" +/- Clear
PARKING:	34 Auto Stalls, 15 Straight Trucks, 22 Trailer stalls, 24 Tractor Stalls
POWER:	Existing
SPRINKLERS:	Yes
ZONING:	I-2/Commercial Special Use
MECHANICAL:	Air Conditioned Office
LEASE TERM:	Five (5) Years
LEASE START:	Immediate
SALE PRICE:	Subject to Offer
BASE MONTHLY RENT:	Listed at \$22.00 p.s.f. monthly gross + 3% annual increases
REAL ESTATE TAXES:	Lessee Responsibility (Qualifies for a Class C) Lessor annual Tax Stop: \$1.00 p.s.f.
INSURANCE:	Lessee Responsibility - Lessor annual Insurance Stop: \$0.08 p.s.f.
CAM:	Proportionate share
REMARKS:	Great Exposure on Major Thoroughfare. Ideal Sales Office, Showroom, Trailer & Tractor Parking
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