



INDUSTRIAL PROPERTY SPECIFICATIONS

LOCATION:	2195 Arthur Avenue, Elk Grove Village, Illinois 60007
SPACE AVAILABLE:	23,500+/- s.f. Gross,
LAND AREA:	68,675+/- s.f.
PRESENT OFFICES:	1 st floor: 2,625+/- s.f. 2 nd floor: 1,456 s.f. Total: 4,081 s.f.
WAREHOUSE SPACE:	Approx. 19,419+/- s.f.
CEILING HEIGHT:	25'+/- Clear
PARKING:	24+ Auto Stalls 15+/- Trailer/Tractor Stalls at Rear
LOADING:	11 Exterior Docks (New Docks) 1 DID (14' x 16') AND 3 New DID (16'X14')
SPRINKLERS:	Fully Sprinkled
POWER:	400 Amps, 120/208 Volt, 3-Phase, 4-Wire
MECHANICAL:	Gas Unit Heaters, Air Conditioned Offices
ZONING:	I-2 Industrial
SALE PRICE:	\$3,300,000.00 – subject to offer
LEASE PRICE:	\$22,500.00 Monthly Triple Net + 3% Annually
REAL ESTATE TAXES:	Lessee Responsibility (12 Yrs Low Taxes 6B)
INSURANCE:	Lessee Responsibility
MAINTENANCE, REPAIR & REPLACEMENT:	Lessee Responsibility
LEASE TERM:	Five (5) Years minimum
POSSESSION:	Immediate
REMARKS:	Remodeled. Free Standing Truck Terminal in Excellent Location. Corner Property, Masonry & Metal Building, Good Condition, Ideal for Freight Forwarders, Distribution, and Manufacturing (Optional 3 Bay Mechanical Shop At Lessee Request).
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