



INDUSTRIAL PROPERTY SPECIFICATIONS

****Note: Elk Grove Village NOW allows up to 35% of the building to be used for RETAIL!!**

LOCATION: 2315 Landmeier Road, Elk Grove Village (Lot #3 Sicula Subdivision)

SPACE AVAILABLE: 32,700+/- s.f. (50% of building)

TOTAL BLDG. SIZE: 65,400+/- s.f.

LAND AREA: 173,178 s.f.

DESCRIPTION: Single Story Precast, Glass Front Offices

OFFICES: 5,000+/- s.f.

CEILING HEIGHT: 25' Clear

PARKING: 56 Auto Stalls

LOADING: 8 Exterior Depressed Docks
1 Drive-in Door (14'x14')

YEAR BUILT: Summer 2004

POWER: 400 Amps, 277/480 Volt, 3-Phase (Each Unit)

MECHANICAL: Gas - Forced Air Unit Heaters, Air Conditioned Offices

COLUMN SPACING: 48' x 46' and 50' Deep at Dock

SPRINKLERS: Class #4

RAIL SERVICE: None

ZONING: I-2 Industrial

SALE PRICE: NFS

LEASE PRICE: \$25,200.00 Monthly Triple Net + 3% Annually

REAL ESTATE TAXS: Lessee Responsibility (6B - Low Taxes)

BUILDING INSURANCE: Lessee Responsibility

CAM: Lessee Responsibility

LEASE TERM: Ten (10) Years

POSSESSION: Immediate

REMARKS: Modern Design, Excellent Quality, High Image. Ideal Sales Office, Showroom, Warehouse and Distribution. High Exposure on Main Thoroughfare. Easily Accessible via Major Expressways and O'Hare International Airport. Fiber Optics Available.

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