



INDUSTRIAL PROPERTY SPECIFICATIONS

LOCATION:	800 DILLON, 335 +345 RICHERT ROAD, WOOD DALE, ILLINOIS
LAND AREA:	87,636 SQ.F.T
TOTAL BLDG. SIZE:	37,206 SQ.FT.
SPACE AVAILABLE:	10,893 S.F. (345 RICHERT- UNIT #2)
PRESENT OFFICES:	2,064
CEILING HEIGHT:	18' CLEAR
PARKING:	28 STALLS
LOADING:	2 INTERIOR DOCKS -1 DID (12 X 12)
YEAR BUILT:	1995
POWER:	200 AMPS 120/240 3 PHASE 4 WIRE
HEAT:	GAS (SUSPENDED UNITS WAREHOUSE)/ H.V.A.C. OFFICES
COLUMN SPACING:	34 X 37
SPRINKLERS:	YES
ZONING:	I-1
LEASE PRICE:	\$9,500.00 Monthly Triple Net + 3% Annual Increases
REAL ESTATE TAXES:	LESSEE RESPONSIBILITY
INSURANCE :	LESSEE RESPONSIBILITY
OPERATING EXPENSE STOP:	LESSEE
LEASE TERM:	5 YEARS
POSSESSION:	IMMEDIATE
REMARKS:	CONTEMPORARY DESIGN/UPSCALE QUALITY CONSTRUCTION –OFFICE/WAREHOUSE
CONTACT:	GIOVANNI GULLO OR MARIANN GULLO

ALL INFORMATION HEREIN IS FROM SOURCES DEEMED RELIABLE BUT NOT GUARANTEED ACCURATE. SUBJECT TO ERRORS, OMISSIONS, AND TO CHANGE OF PRICE AND TERMS, PRIOR SALE OR LEASE, ALL WITHOUT NOTICE. IN COMPLIANCE WITH ILLINOIS LAW, GULLO INTERNATIONAL REALTY GROUP (BROKER) HEREBY GIVES WRITTEN NOTICE OF THE EXISTENCE OF AN AGENCY RELATIONSHIP BETWEEN BROKER AND THE OWNER OF THE ABOVE REFERENCED PROPERTY. ALL GULLO INTERNATIONAL REALTY GROUP REAL ESTATE AGENTS REPRESENT THE OWNER OF THE ABOVE PROPERTY IN NEGOTIATION OF PRICE TERMS, CONDITIONS, AND THE CONSUMMATION OF ANY LEASE OR SALE CONTRACT.

GULLO INTERNATIONAL DEVELOPMENT CORPORATION • GULLO INTERNATIONAL REALTY GROUP LI

1100 Landmeier Road • Elk Grove Village, Illinois 60007 • TEL. 847.364.7000 • FAX. 847.364.703

www.gullo.com