



## **INDUSTRIAL PROPERTY SPECIFICATIONS**

<b>LOCATION:</b>	800 Dierking Terrace, Elk Grove Village, Illinois 60007
<b>LAND AREA:</b>	226,990 s.f.
<b>TOTAL BUILDING SIZE:</b>	100,000+/-
<b>DESCRIPTION:</b>	Single Story Precast/Glass Entry
<b>PROPOSED OFFICES:</b>	7,304+/- s.f. (optional 2 <sup>nd</sup> floor: 7,304 s.f.)
<b>CEILING HEIGHT:</b>	30' Clear at Low Point
<b>PARKING:</b>	100 Auto Stalls
<b>LOADING:</b>	22 Exterior Depressed Docks 2 Drive-in Doors (16'x14') (Optional Trailer parking to be quoted)
<b>ELECTRICAL:</b>	600 Amps, 277/480 Volt, 3-Phase, 4-Wire
<b>MECHANICAL:</b>	Gas - Forced Air Unit Heaters, Air Conditioned Offices
<b>COLUMN SPACING:</b>	48' + 51' x 41' and 50' at Dock
<b>SPRINKLERS:</b>	ESFR System
<b>RAIL SERVICE:</b>	None
<b>ZONING:</b>	I-1 Industrial
<b>LEASE PRICE:</b>	\$70,850.00 Monthly Triple Net + 3% Annually
<b>REAL ESTATE TAXES:</b>	Lessee Responsibility (6B - 12 Year Low Taxes - Est. \$1.00 p.s.f.)
<b>BUILDING INSURANCE:</b>	Lessee Responsibility (Est. \$.10 cents p.s.f.)
<b>CAM:</b>	Lessee Responsibility
<b>LEASE TERM:</b>	Twelve (12) Years (*To coincide with Cook County 6B Tax Reduction Program)
<b>POSSESSION:</b>	NEW Construction
<b>REMARKS:</b>	Brand New, Excellent Quality, High Image. Ideal Sales Office, Retail, Showroom, Warehouse and Distribution. Easily Accessible to Major Highways and O'Hare Airport.
<b>CONTACT:</b>	Giovanni Gullo or Mariann Gullo Office 847.364.7000 • Email <a href="mailto:info@gullo.com">info@gullo.com</a>

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.