



## **INDUSTRIAL PROPERTY SPECIFICATIONS**

<b>LOCATION:</b>	880 Wood Dale Road, Wood Dale, Illinois 60191
<b>SPACE AVAILABLE:</b>	48,242+/- s.f.
<b>TOTAL BLDG. SIZE:</b>	48,242+/- s.f. Gross
<b>LAND AREA:</b>	120,372 s.f.
<b>DESCRIPTION:</b>	Single Story Precast Building
<b>PRESENT OFFICES:</b>	10,687+/- s.f. Total Office Space 9,800+/- s.f. Main Office Space 887+/- s.f. Warehouse Office Space
<b>CEILING HEIGHT:</b>	Office: 10' Dropped Ceiling Warehouse: 25' Clear
<b>PARKING:</b>	71 Auto Stalls
<b>LOADING:</b>	6 Exterior Depressed Dock 1 Drive-in Door (12' x 12')
<b>ELECTRICAL:</b>	600 Amps, 277/480 Volt, 3-Phase, 4-Wire
<b>MECHANICAL:</b>	Gas Unit Heaters, Air Conditioned Offices
<b>COLUMN SPACING:</b>	42' x 48'
<b>SPRINKLERS:</b>	Yes
<b>ZONING:</b>	I-1 Industrial
<b>SALE PRICE:</b>	NFS
<b>LEASE PRICE:</b>	\$34,500.00 Triple Net + 3% Annually
<b>REAL ESTATE TAXES:</b>	Lessee Responsibility (DuPage Taxes)
<b>BUILDING INSURANCE:</b>	Lessee Responsibility
<b>CAM:</b>	Lessee Responsibility
<b>LEASE TERM:</b>	Ten (10) Years
<b>POSSESSION:</b>	Immediate
<b>REMARKS:</b>	Free Standing, Modern, Class A Building. High Quality, Good Exposure. Ideal Sales Office, Showroom, Warehouse and Distribution.
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