



INDUSTRIAL PROPERTY SPECIFICATIONS

LOCATION:	890 Lively Boulevard, Elk Grove Village, Illinois 60007
SPACE AVAILABLE:	6,105 s.f. Gross, including Dock
TOTAL BLDG. SIZE:	6,105 s.f. Gross, including Dock
LAND AREA:	15,000 s.f.
DESCRIPTION:	Single Story Masonry, Glass Building
PRESENT OFFICES:	2,520 s.f.
CEILING HEIGHT:	Office: 9' Dropped Ceiling Warehouse: 14' Clear B/J
PARKING:	12+ Auto Stalls
LOADING:	1 Exterior, Partially Covered Dock 1 Drive-In Door (12' x 12')
YEAR BUILT:	1989
ELECTRICAL:	200 Amps, 120/240 Volts, 3-Phase
MECHANICAL:	Gas Unit Heaters, Air Conditioned Office
COLUMN SPACING:	28' x 25'
SPRINKLERS:	NONE
RAIL SERVICE:	NONE
ZONING:	I-1 Industrial
SALE PRICE:	NFS
LEASE PRICE:	\$5,600.00 Monthly Triple Net + 3% Annually
REAL ESTATE TAXES:	Lessee Responsibility (6B - Low Taxes)
BUILDING INSURANCE:	Lessee Responsibility
CAM:	Lessee Responsibility
LEASE TERM:	Five (5) Years
POSSESSION:	Immediate
REMARKS:	Modern, High Quality, Excellent Exposure. Ideal Sales Office, Showroom and Warehouse.
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