



INDUSTRIAL PROPERTY SPECIFICATIONS

LOCATION:	2316 Touhy Avenue, Elk Grove Village, Illinois 60007
SPACE AVAILABLE:	24,053+/- s.f.
TOTAL BLDG. SIZE:	24,053+/- s.f.
LAND AREA:	42,066+/- s.f.
DESCRIPTION:	Single Story Precast, Glass Front Offices with Punch-Open and Ribbon Glass Windows
PRESENT OFFICES:	5,000+/- s.f.
CEILING HEIGHT:	25'+/- Clear
PARKING:	27+/- Auto Stalls
LOADING:	4 Interior Docks 1 Drive-In Door (14' x 14')
YEAR BUILT:	2004 (Excellent Condition)
ELECTRICAL:	400 Amps, 277/480 Volts, 3-Phase, 4 Wire
MECHANICAL:	Gas Blower Unit Heaters in Warehouse Air Conditioned Office
COLUMN SPACING:	Approx. 41' x 43' Bay
SPRINKLERS:	Wet system, Class 4
RAIL SERVICE:	None
ZONING:	I-2 Industrial
LEASE PRICE:	\$17,000.00 Monthly Triple Net + 3% Annually (Reduced from \$19,000.00/month + 3% Annual Increases).
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 Image, High Quality Building. Ideal for Sales Office, Showroom, Warehouse and Distribution.
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