

## **INDUSTRIAL PROPERTY SPECIFICATIONS**

**LOCATION:** 1020 Wood Dale Road, Wood Dale, Illinois (THREE SONS)

**TOTAL BLDG. SIZE:** 52,250 S.F. Gross including 2<sup>nd</sup> Floor office Mezzanine (Optional/Divisible)

**LAND AREA:** 114,648 S.F.

**SPACE AVAILABLE:** 52,250 S.F. Gross including 2<sup>nd</sup> Floor office Mezzanine (Optional/Divisible )

**DESCRIPTION:** Single Story Precast / Glass Curtain Wall

**PROPOSED OFFICES:** 1<sup>st</sup> floor: 5,600 s.f. +/-  
2<sup>ND</sup> Story: 5,450 s.f. +/-  
11,050 s.f. +/-

**CEILING HEIGHT:** 25' Clear Low Point

**PARKING:** 73 Auto Stalls

**LOADING:** 10 Exterior Depressed Docks  
2 Drive-in Doors 14'x14'

**YEAR BUILT:** 2006/2007

**POWER:** 600 Amps, 277/480 Volt, 3 Phase, 4 Wire

**HEAT:** Gas; Forced Air Unit Heaters, Air Conditioned Offices

**COLUMN SPACING:** 43' x 52'-3"

**SPRINKLERS:** Group 4

**RAIL SERVICE:** None

**ZONING:** M-1 Industrial

**SALE PRICE:** NFS

**LEASE PRICE:** \$54,500.00 Monthly Triple Net + 3% Annually

**REAL ESTATE TAXES:** Lessee Responsibility (DuPage Low Taxes)

**BUILDING INSURANCE :** Lessee Responsibility (Est. 10 cents p.s.f.)

**MAINTENANCE,  
REPAIR, REPLACEMENT  
& OPERATING EXPENSES:** Lessee Responsibility

**LEASE TERM:** Ten (10) years

**POSSESSION:** Spring 2007

**REMARKS:** Modern Design, Excellent Quality, High Image, Ideal Sales Office, Retail/  
Showroom, Warehouse Distribution, Exposure on Wood Dale Road  
Easily Accessible to Major Highways  
and O'Hare International Airport (Fiber Optics Available)

**CONTACT:** Giovanni Gullo or Mariann Gullo

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