

INDUSTRIAL PROPERTY SPECIFICATIONS

LOCATION:	Lot #7 Basswood Road, Schaumburg (Woodfield Business Center III)
TOTAL BLDG. SIZE:	12,473 s.f. ±
SPACE AVAILABLE:	12,473 s.f. ±
LAND AREA:	68,935 s.f. (1.58 Acres)
DESCRIPTION:	Single Story Precast/Glass Front and Large Window 8' x 7'6" in Office Area
PROPOSED OFFICES:	2,992 s.f. ±
CEILING HEIGHT:	16' Clear
PARKING:	23 Auto Stalls
LOADING:	1 Exterior Depressed Dock 1 Drive-in Door 12'x12'
YEAR BUILT:	TBD
POWER:	400 Amps, 277/480 Volt, 3 Phase, 4 Wire
HEAT:	Gas, Forced Air Unit Heaters, Air Conditioned Offices
COLUMN SPACING:	32'6"x 44'±
SPRINKLERS:	Group 4
RAIL SERVICE:	None
ZONING:	M-1 Industrial
SALE PRICE:	NFS
LEASE PRICE:	\$12,452.00 Monthly Triple Net + 3% Annually
REAL ESTATE TAXS:	Lessee Responsibility (12 Year Low Taxes)
BUILDING INSURANCE :	Lessee Responsibility (Est. 10 cents p.s.f.)
MAINTENANCE, REPAIR, REPLACEMENT & OPERATING EXPENSES:	Lessee Responsibility
LEASE TERM:	Ten (10) Years Minimum
POSSESSION:	Upon completion
REMARKS:	Modern Design, Excellent Quality, High Image, Ideal Sales Office, Showroom/Warehouse Distribution, Exposure on Main Thoroughfare and I-90 Expressway, Easily Accessible to Major Highways and O'Hare International Airport (Fiber Optics Available)
AMENITIES:	Lakes, Jogging Trails, Near World Renowned Woodfield Mall, Numerous Restaurants, Hotels, Banking Facilities and Clubs
CONTACT:	Giovanni Gullo or Mariann Gullo

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