

INDUSTRIAL PROPERTY SPECIFICATIONS

LOCATION: Lot #10 Basswood Road, Schaumburg (Woodfield Business Center III)

TOTAL BLDG. SIZE: 23,530 s.f. ± (Divisible into two units)

SPACE AVAILABLE: 23,530 s.f. ± (Divisible into two units 11,750 s.f. each – To Be Quoted)

LAND AREA: 129,080 s.f. (2.96 Acres)

DESCRIPTION: Single Story Precast/Glass Front and Large Window 8’x7’6” in Office Area

PROPOSED OFFICES: 2,930 s.f. ± (Optional Additional Offices To Be Quoted)

CEILING HEIGHT: 22’ Clear High Point

PARKING: 52AutoStalls

LOADING: 3 Exterior Depressed Docks
2 Drive-in Door 14’x14’

YEAR BUILT: TBD

POWER: 400 Amps, 277/480 Volt, 3 Phase, 4 Wire

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

COLUMN SPACING: 37’6”x 37’9”

SPRINKLERS: Group 4

RAIL SERVICE: None

ZONING: M-1 Industrial

SALE PRICE: NFS

LEASE PRICE: \$19,850.00 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: UponCompletion

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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