

INDUSTRIAL PROPERTY SPECIFICATIONS

LOCATION: Lot #1 Plum Grove Road, Schaumburg (Woodfield Business Center III)

TOTAL BLDG. SIZE: 24,474 s.f. ± (Divisible into two units)

SPACE AVAILABLE: 24,474 s.f.

LAND AREA: 104,021 S.F. (2.38 Acres)

DESCRIPTION: Single Story Precast/Glass Front and Large Window 8'x 7'6" in Office Area

PROPOSED OFFICES: 3,090 s.f. ± (Optional Additional Offices To Be Quoted)

CEILING HEIGHT: 22' Clear High Point

PARKING: 49 Auto Stalls

LOADING: 3 Exterior Depressed Dock
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: 38' 0" x 39'9"

SPRINKLERS: Group 4

RAIL SERVICE: None

ZONING: M-1 Industrial

SALE PRICE: NFS

LEASE PRICE: \$21,999.00 Monthly Triple Net + 3% Annually

REAL ESTATE TAXES: 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

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 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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