

## INDUSTRIAL PROPERTY SPECIFICATIONS

**LOCATION:** Lot #2 Plum Grove Road, Schaumburg (Woodfield Business Center III)

**TOTAL BLDG. SIZE:** 30,030 s.f. ± (Divisible into two units)

**SPACE AVAILABLE:** 30,030 s.f. ±

**LAND AREA:** 113,500 S.F. (2.60 Acres)

**DESCRIPTION:** Single Story Precast/Glass Front and Large Window 8'x7'6" in Office Area

**PROPOSED OFFICES:** 3,775 s.f. ± (Optional Additional Offices To Be Quoted)

**CEILING HEIGHT:** 22' Clear High Point

**PARKING:** 52 Auto Stalls

**LOADING:** 4 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:** 35' 9" x 35' 0"

**SPRINKLERS:** Group 4

**RAIL SERVICE:** None

**ZONING:** M-1 Industrial

**SALE PRICE:** NFS

**LEASE PRICE:** \$24,726.00 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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