

## **INDUSTRIAL PROPERTY SPECIFICATIONS**

<b>LOCATION:</b>	Lot #3 Wiley Farm Court, Schaumburg (Woodfield Business Center III)
<b>TOTAL BLDG. SIZE:</b>	25,272 s.f.± (Divisible into two units)
<b>SPACE AVAILABLE:</b>	25,272 s.f.±
<b>LAND AREA:</b>	104,839 S.F. (2.40 Acres)
<b>DESCRIPTION:</b>	Single Story Precast/Glass Front and Large Window 8' x 7'6" in Office Area
<b>PROPOSED OFFICES:</b>	3,202 s.f. ± (Optional Additional Offices To Be Quoted)
<b>CEILING HEIGHT:</b>	22' Clear High Point
<b>PARKING:</b>	52 Auto Stalls
<b>LOADING:</b>	3 Exterior Depressed Dock 2 Drive-in Door 14'x14'
<b>YEAR BUILT:</b>	TBD
<b>POWER:</b>	400 Amps, 277/480 Volt, 3 Phase, 4 Wire
<b>HEAT:</b>	Gas; Forced Air Unit Heaters, Air Conditioned Offices
<b>COLUMN SPACING:</b>	35" 6" x 45" 0"
<b>SPRINKLERS:</b>	Group 4
<b>RAIL SERVICE:</b>	None
<b>ZONING:</b>	M-1 Industrial
<b>SALE PRICE:</b>	NFS
<b>LEASE PRICE:</b>	\$19,998.00 Monthly Triple Net + 3% Annually
<b>REAL ESTATE TAXES:</b>	Lessee Responsibility (12 Year Low Taxes)
<b>BUILDING INSURANCE :</b>	Lessee Responsibility (Est. 10 cents p.s.f.)
<b>MAINTENANCE, REPAIR, REPLACEMENT &amp; OPERATING EXPENSES:</b>	Lessee Responsibility
<b>LEASE TERM:</b>	TEN (10) Years Minimum
<b>POSSESSION:</b>	TBD
<b>REMARKS:</b>	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)
<b>AMENITIES:</b>	Lakes, Jogging Trails, Near World Renowned Woodfield Mall, Numerous Restaurants, Hotels, Banking Facilities and Clubs
<b>CONTACT:</b>	GiovanniGullo or Mariann Gullo

ALL INFORMATION HEREIN IS FROM SOURCES DEEMED RELIABLE BUT NOT GUARANTEED ACCURATE. SUBJECT TO ERRORS, OMISSIONS, AND TO CHANGE OF PRICE AND TERMS, PRIOR SALE OR LEASE, ALL WITHOUT NOTICE. IN COMPLIANCE WITH ILLINOIS LAW, GULLO INTERNATIONAL REALTY GROUP (BROKER) HEREBY GIVES WRITTEN NOTICE OF THE EXISTENCE OF AN AGENCY RELATIONSHIP BETWEEN BROKER AND THE OWNER OF THE ABOVE REFERENCED PROPERTY. ALL GULLO INTERNATIONAL REALTY GROUP REAL ESTATE AGENTS REPRESENT THE OWNER OF THE ABOVE PROPERTY IN NEGOTIATION OF PRICE TERMS, CONDITIONS, AND THE CONSUMMATION OF ANY LEASE OR SALE CONTRACT.