

INDUSTRIAL PROPERTY SPECIFICATIONS

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| LOCATION: | Lot #6 Plum Grove Road, Schaumburg (Woodfield Business Center III) |
| TOTAL BLDG. SIZE: | 23,792 s.f. ± (Divisible into two units) |
| SPACE AVAILABLE: | 23,792 s.f. ± |
| LAND AREA: | 131,956 S.F. (3.02 Acres) |
| DESCRIPTION: | Single Story Precast/Glass Front and Large Window 8'x7'6" in Office Area |
| PROPOSED OFFICES: | 2,860 s.f.± (Optional Additional Offices To Be Quoted) |
| CEILING HEIGHT: | 22' Clear High Point |
| PARKING: | 54 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: | 32'6"x 42'6" |
| 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: | 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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