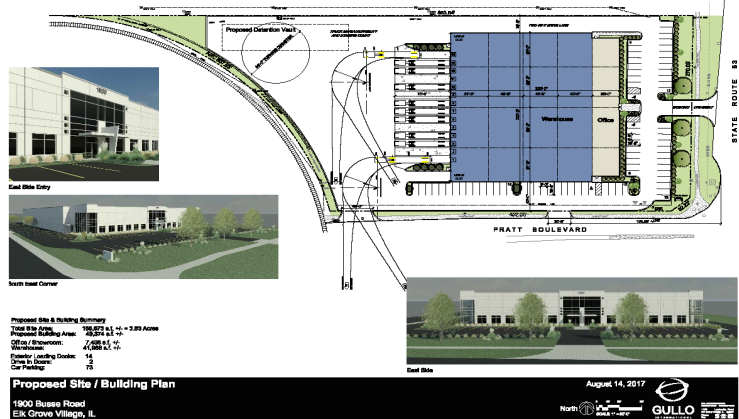




Building Highlights

- 4 Acres +/- Gross Land
- 49,374 S.F. +/- Total Building (Divisible 2 Units)
- 7,400 s.f. +/- Total Offices
- 28' Clear at Low Point
- 74 Car Stalls
- 14 Exterior Docks
- 2 Drive in Doors
- 400 Amps, 277/480 Volt, 3-Phase, 4-Wire
- Gas Unit Heaters, Air Conditioned Office
- ESFR Sprinklers
- I-2 Industrial
- \$56,000.00 monthly triple net +3% annual CAM: Lessee Responsibility—Estimated \$2.00 psf
- 12 year 6B Re Taxes
- Desired 12 year lease
- New Construction 2017
- Brand New Class A Precast,
- Sales Office/Showroom/Distribution Warehouse
- Excellent Exposure off of Busse Corridor
- Signalized Corner



Building a better image

For more information CONTACT: Giovanni Gullo or Mariann Gullo Phone: 847.364.7000 • Fax: 847.364.7030

Gullo International Realty Group • 1100 Landmeier Road • Elk Grove Village, IL 60007

LinkedIn: www.linkedin.com/company/gullo-international-development-corporation

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