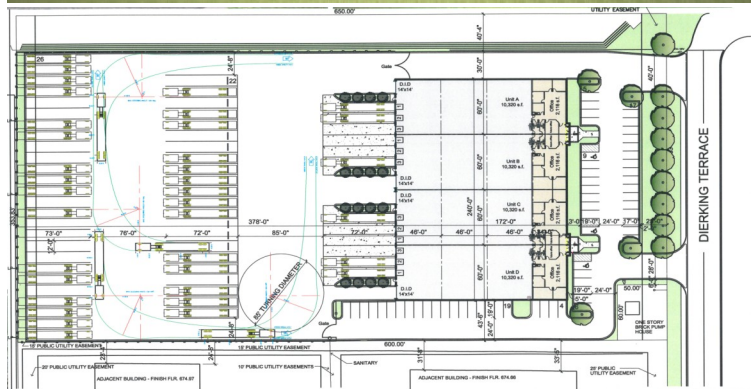




Building a better image

Building Highlights

- 5.5 Acres +/- Gross Land
- 41,280 S.F. +/- Total Building (Divisible 4 Units)
- 6,000 s.f. +/- Total Offices
- 26' Clear at Low Point
- 60 Car Stalls
- 48 Trailer Parking
- 12 Exterior Docks
- 4 Drive in Doors
- 400 Amps, 277/480 Volt, 3-Phase, 4-Wire
- Gas Unit Heaters, Air Conditioned Office
- Sprinklers
- I-2 Industrial
- \$45,600.00 monthly triple net +3% annual
- \$14,400.00 monthly for 48 Trailer Parking
- 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/Freight/Logistics/Distribution
- 48 On site Trailer parking



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

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