

AVAILABLE FOR SUBLEASE

6425 MUIRFIELD DRIVE

Hanover Park, Illinois



#### PROPERTY DESCRIPTION

Unit Size:	160,102 SF (divisible)	
Office Area:	6,825 SF	
Freezer (Ammonia):	49,624 SF (-10°F – 5°F)	
Cooler (Freon):	15,293 SF (32°F – 50°F)	
Dry:	65,824 SF	
Refrigerated Docks:	15 Exterior Docks 22,536 SF (32°F – 50°F)	
Dry Docks:	3 Exterior Docks (6,987 SF)	
Drive-in Door:	14'H x 12' W	
Pallet Counts:	Cooler:	1,400
	Dry:	4,750
	Freezer:	4,500
	<b>Total:</b>	<b>10,650</b>
Parking:	Cars:	60+
	Trailers:	12
	Cabs:	24
Ceiling Height:	28' Clear	
Bay Size:	50' x 40'	
Year Built:	1994	
Comments:	<ul style="list-style-type: none"><li>Existing racking remains in place for sub-tenant</li><li>All utilities are separately metered</li></ul>	

#### SUBLEASE INFORMATION

Taxes:	±\$1.32 PSF
CAM:	\$0.55 PSF
Occupancy:	6/1/2017
Lease Expiration:	9/30/2020
Lease Rate:	\$5.95 PSF Net

#### EXTENSIVE 2016 RENOVATIONS

Office*:	<ul style="list-style-type: none"><li>New Floor / Wall Coverings</li><li>New Lighting / Ceiling Tiles</li><li>Bathrooms Updated</li><li>New Modular / Private Offices</li></ul>
Warehouse:	<ul style="list-style-type: none"><li>New Freezer / Cooler Mechanicals</li><li>New Rytec Fast-Seal Doors</li><li>8 New Vertical Docks</li></ul>

\* New, fully finished office furniture available per separate agreement.

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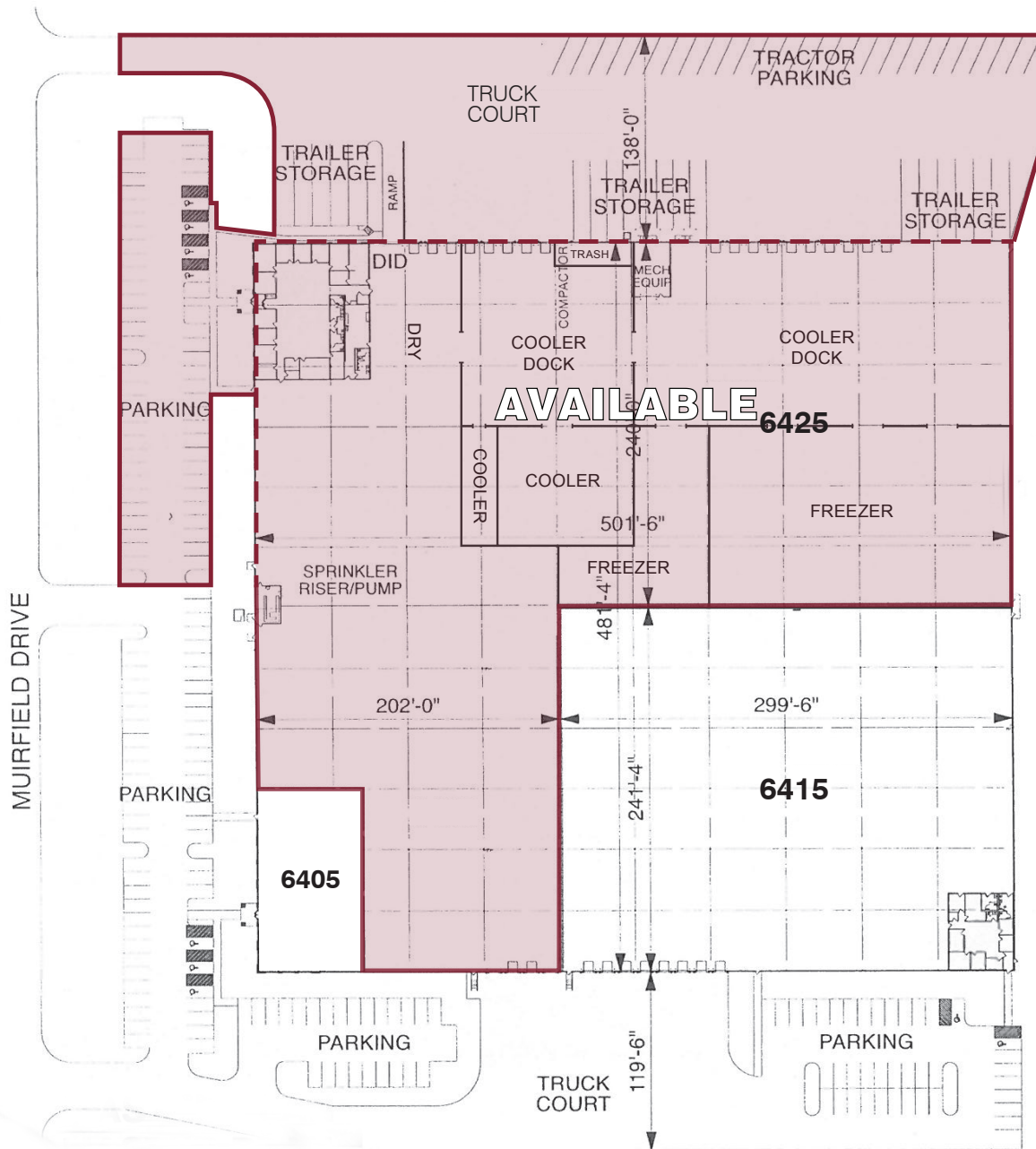
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