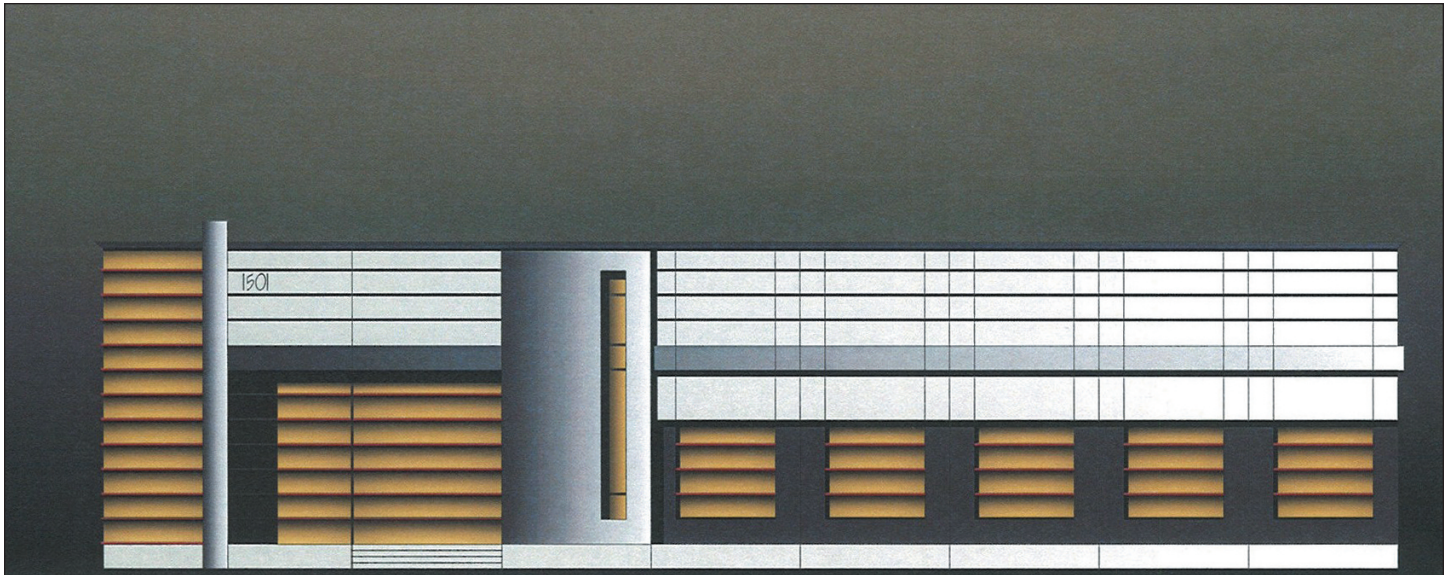




NEW CONSTRUCTION

1501

Landmeier Road



- **Location:** 1501 Landmeier Road
Elk Grove Village, IL 60007
- **Space Available:** 9,808 Sq. Ft. +/-
- **Total Building Size:** 9,808 Sq. Ft. +/-
- **Land Area:** 38,500 Sq. Ft. +/-
- **Office:** 1,600 – 3,200 Sq. Ft. +/-
- **Parking:** 22
- **Loading:** One (1) Drive-In-Door
Two (2) Depressed Exterior Docks
- **HV/AC:** Gas Unit Heaters / Air Conditioned Office
- **Power:** 400 Amps / 3 Phase
- **Ceiling:** 21 -0" +/- Clear
- **Description:** Precast Walls/Structural Steel Roof
- **Net Lease Price:** Negotiable
- **Increases:** Negotiable
- **Real Estate Tax:** Estimated \$1.00 Per Sq. Ft
Escalation Lessee's Responsibility
6B (12 Year Low Taxes)
- **Insurance:** \$0.13 Per Sq. Ft
Escalation Lessee's Responsibility
- **Operating Expense:** Not Included
- **Lease Term:** Negotiable
- **Security Deposit:** Negotiable
- **Sale Price:** Negotiable
- **Occupancy:** 2014
- **Remarks:** New Construction

All information herein is from sources deemed reliable but not guaranteed accurate, subject to errors, omissions, and to change of price and term, prior to sale or lease, all without notice.

FOUND IRON PIPE
0.07 E. & 0.11 N.

CONCRETE INVERT IN OPEN DITCH
N90°00'00"W
140.00' (R. & M.)

CURB 0.22 WEST

CONCRETE CURB
15 FT. EASEMENT FOR PUBLIC UTILITIES & DRAINAGE PER DOCUMENT # 21283866 & 21240628
15 FT. BUILDING SETBACK LINE AS PER DOCUMENT # 2283867

SET IRON PIPE
0.71 N. & ON LINE

ASPHALT PAVEMENT

10 PARKING SPACES

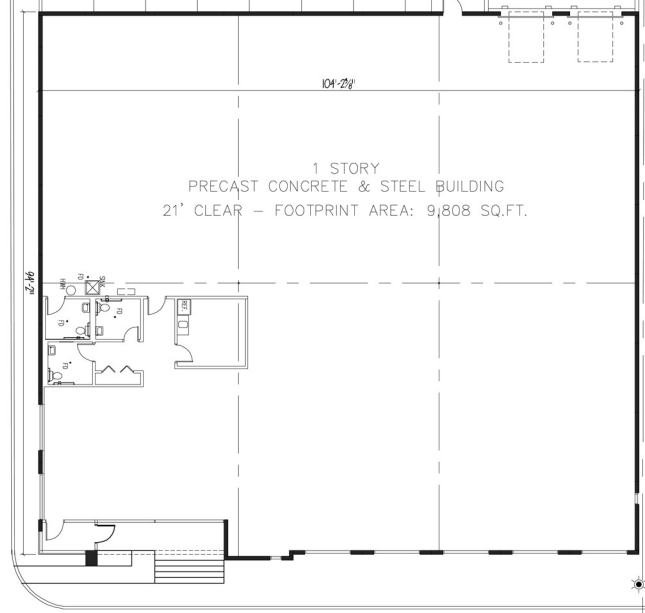
ASPHALT PAVEMENT
264

7 PARKING SPACES

DEPRESSED LOADING

1 STORY BRICK BUILDING
(R. & M.) 275.00'
S00°08'10"W

ASPHALT DRIVE ASPHALT PAVEMENT
10 FT. BUILDING SETBACK LINE AS PER DOCUMENT # 21283867



10 FT. BUILDING SETBACK LINE AS PER DOCUMENT # 21283867
N00°08'10"E
(R. & M.) 275.00'

1 STORY BRICK BUILDING

25 FT. BUILDING SETBACK LINE AS PER DOCUMENT # 2283867

5 PARKING SPACES

SET IRON PIPE
AT PROPERTY CORNER

(R. & M.) 140.00'
N90°00'00"E

CONCRETE

DEPRESSED CURB

CONCRETE CURB

LANDMEIER ROAD