

22,964 SF AVAILABLE FOR SALE  
10,186 SF AVAILABLE FOR LEASE

3601-3603 EDISON PLACE  
ROLLING MEADOWS, IL 60008

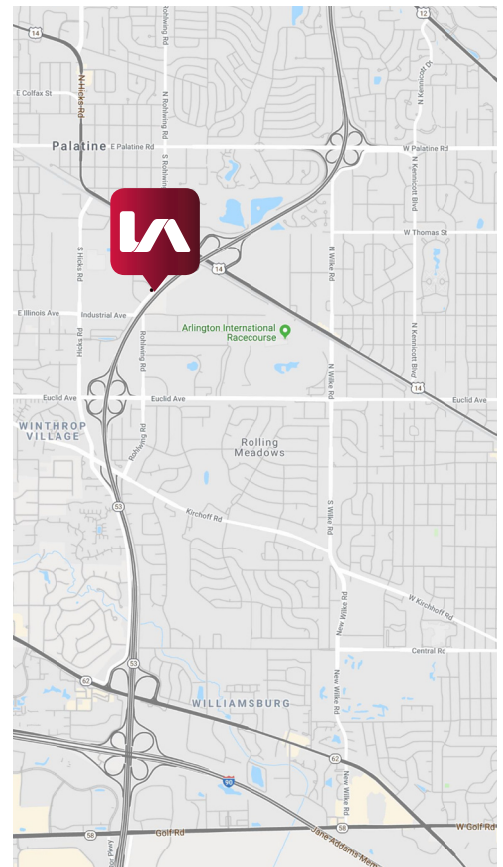


### 22,964 SF BUILDING FOR SALE:

<b>BUILDING SIZE:</b>	22,964 SF (Two Tenant)
<b>CLEAR HEIGHT:</b>	14' 6"
<b>LOADING:</b>	› 2 Interior Dock › 1 Drive-in Door (10'w x 10'h)
<b>PARKING:</b>	38 Spaces
<b>SALE PRICE:</b>	\$1,350,000
<b>TAXES:</b>	Tax Pin: 02-23-404-001-0000 2017 Taxes: \$79,116 / \$3.44 PSF

### 10,186 SF (UNIT 3601) FOR LEASE:

<b>LOADING:</b>	› 1 Interior Dock › 1 Drive-in Door (10'w x 10'h)
<b>PARKING:</b>	15 Spaces
<b>LEASE RATE:</b>	\$9.00 PSF Modified Gross (\$7,602 / Month)
<b>CAM / UTILITIES:</b>	\$600 / Month (Estimated)
<b>COMMENTS:</b>	› Well-Maintained Facility › Easy Access to Route 53 & I-90 › High Image Manufacturing Area › 100% Air conditioned › Updated LED Lighting › Ideal for Sales / Service, Manufacturing and Assembly

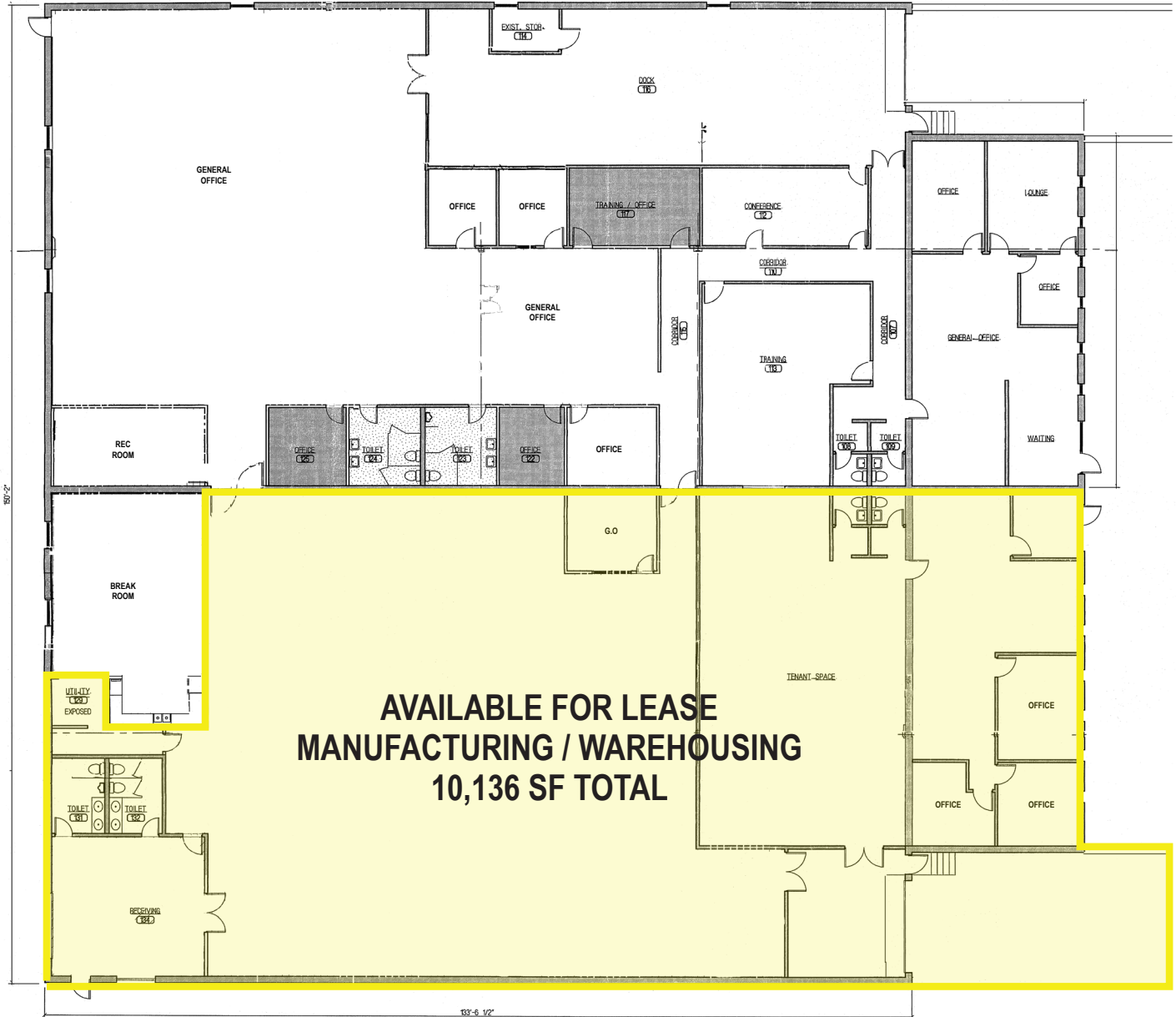


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