



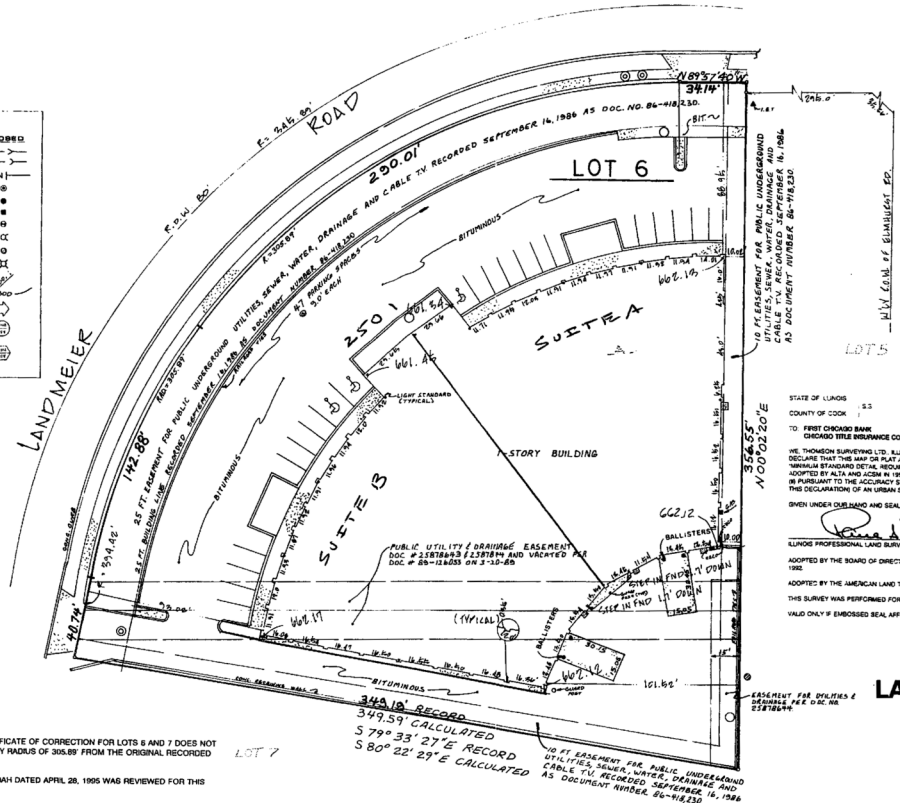
- **Location:** 2501 Landmeier – Suite A
Elk Grove Village, IL 60007
- **Space Available:** 17,850 Sq. Ft. +/-
- **Total Building Size:** 35,700 Sq. Ft. +/-
- **Land Area:** 2.03 Acres +/-
- **Office:** 6,000 Sq. Ft. +/-
- **Showroom:** 1,000 Sq. Ft. +/-
- **Parking:** 34 Stalls
- **Loading:** One (1) Drive-In-Door
One (1) Depressed Interior Dock
- **HV/AC:** Gas Unit Heaters/Air Conditioned Office
- **Power:** 1,200 Amps, 120/240 Volts, 3 Phase
- **Ceiling:** 18 +/-
- **Net Lease Price:** Negotiable
- **Escalation:** Negotiable
- **Real Estate Tax – 6B 12 Year Low Taxes:**
\$0.72 Per Sq. Ft. (\$1,071.00 Per Month)
(Escalation Lessee's Responsibility)
- **Insurance:**
\$0.11 Per Sq. Ft. (\$164.00 Per Month)
(Escalation Lessee's Responsibility)
- **Landscaping/Snow Plowing:**
\$0.24 Per Sq. Ft. (\$357.00 Per Month)
(Escalation Lessee's Responsibility)
- **Lease Term:** Negotiable
- **Security Deposit:** Negotiable

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.

DESCRIPTION

LOT 6 IN CHARE INDUSTRIAL CENTER FOR BUSINESS, A RESUBDIVISION OF LOT 1 IN HIGGINS ELMHURST SUBDIVISION NO. 1 AND LOT 1 IN HIGGINS ELMHURST SUBDIVISION NO. 2 BEING SUBDIVISIONS OF THE SOUTH EAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 16, 1986 AS DOCUMENT #641830 AND AMENDED NOVEMBER 1, 1988 AS DOCUMENT #6622760 AND CERTIFICATE OF CORRECTION RECORDED SEPTEMBER 3, 1987 AS DOCUMENT #647716 IN COOK COUNTY, ILLINOIS.

SYMBOLS	
EXISTING	PROPOSED



AREA: 2.09 ACRES ± OR
91,040 SQ. FT. ±

TO FEE SIMPLE FOR PUBLIC UNDERGROUND UTILITIES, SEWER, WATER, DRAINAGE AND CABLE TV AS DOCUMENT NUMBER 86-118,230

STATE OF ILLINOIS
COUNTY OF COOK

TO FIRST CHICAGO BANK
CHICAGO TITLE INSURANCE COMPANY

WE, THOMSON SURVEYING LTD., ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION NO. 10, DO HEREBY DECLARE THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD TITLE REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1982, AND DOES INCLUDE ITEMS 1, 2, 7A, 8 AND 10 IN TABLE "T" THEREOF AND IS PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THE OCCUPATION OF AN URBAN SURVEY.

GIVEN UNDER OUR HAND AND SEAL THIS 21st DAY OF APRIL A.D. 1995 AT ROSEMONT, ILLINOIS

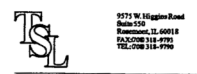
James Thomson
ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION NUMBER 10

ADOPTED BY THE BOARD OF DIRECTORS, AMERICAN COLLEGE ON SURVEYING AND MAPPING ON NOVEMBER 11, 1982

ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ON OCTOBER 17, 1982

THIS SURVEY WAS PERFORMED FOR TITLE PURPOSES ONLY
VALID ONLY IF EMBOSSED SEAL AFFIXED

**ALTA / ACSM
LAND TITLE SURVEY**



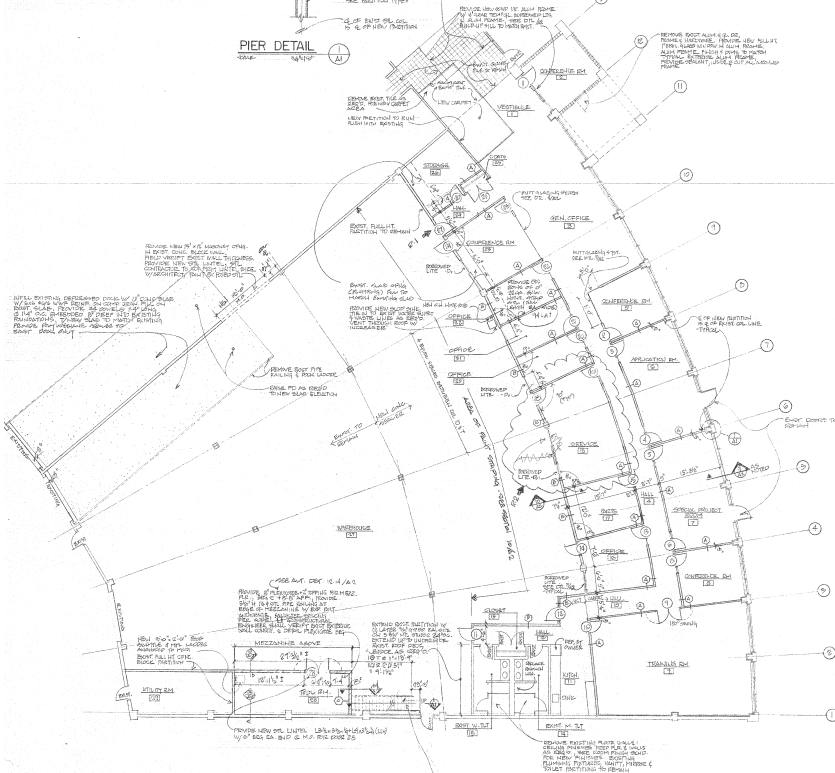
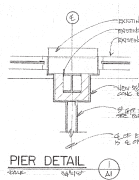
Thomson Surveying Ltd.
PROJECT NO. C-2483 DATE 4-26-95

NOTES:

1. LOT AS RECORDED IN THE CERTIFICATE OF CORRECTION FOR LOTS 6 AND 7 DOES NOT CLOSE. WE HELD A RIGHT-OF-WAY RADIUS OF 305.65' FROM THE ORIGINAL RECORDED SUBDIVISION.
2. TITLE REPORT NO. 14090075494041 DATED APRIL 20, 1995 WAS REVIEWED FOR THIS SURVEY.
3. ALL LOT DIMENSIONS ARE RECORDED UNLESS OTHERWISE SHOWN.

PARTITION TYPES

- 1) CONCRETE: ALL exterior concrete structures and walls, including exterior walls, shall be partitioned up to 2" above adjacent finished floor level.
- 2) LUMBER: ALL interior wood partition walls and ceiling shall be partitioned up to 2" above adjacent finished floor level.
- 3) METAL: ALL interior metal partition walls and ceiling shall be partitioned up to 2" above adjacent finished floor level.



FLOOR PLAN