

**35,991 SF  
FOR LEASE**



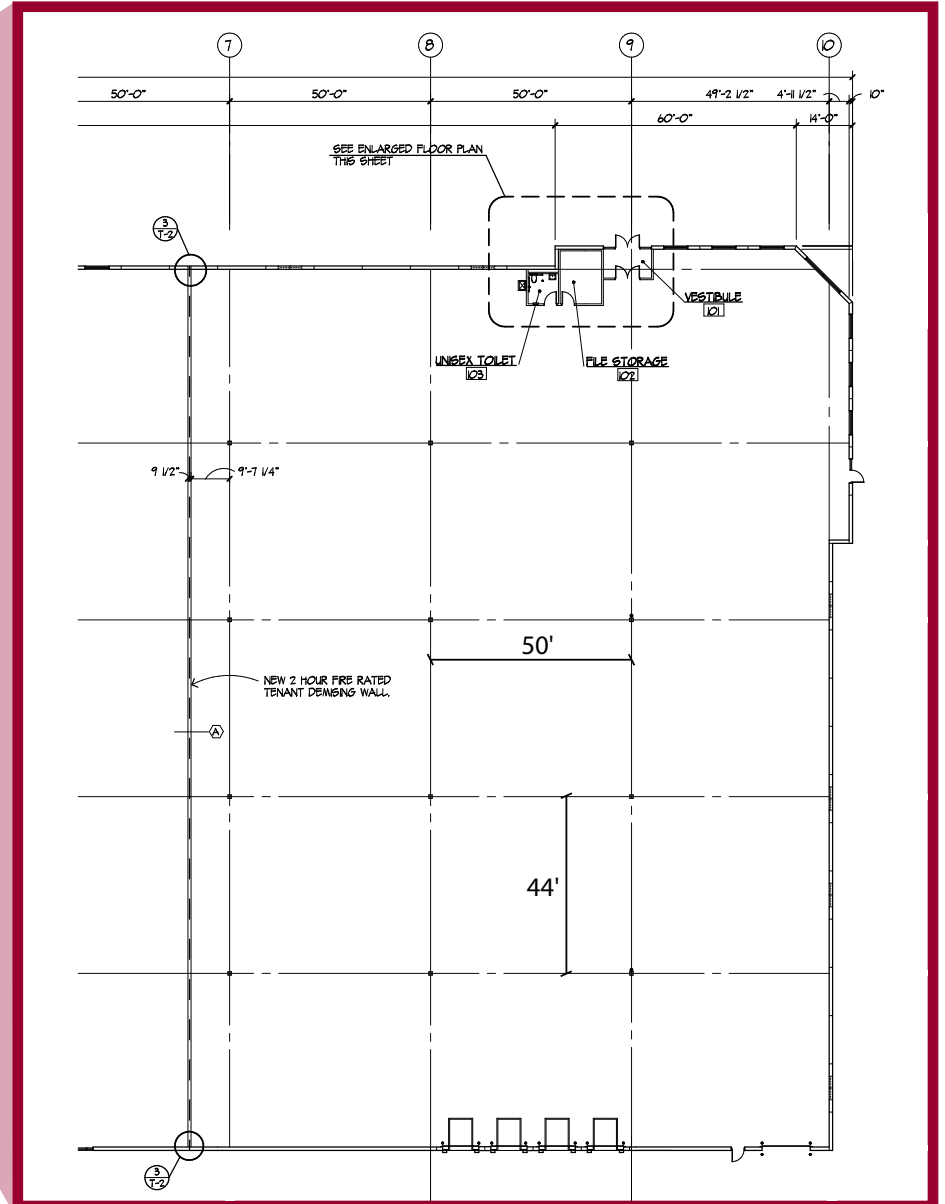
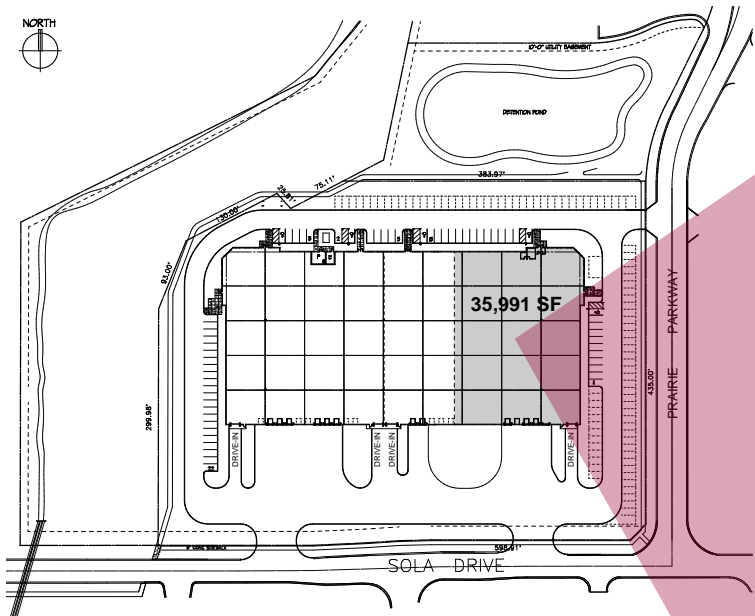
**Kenneth Franzese**  
Principal  
kfranzese@lee-associates.com  
D 773.355.3005

**John Cassidy, SIOR**  
Principal  
jcassidy@lee-associates.com  
D 773.355.3006

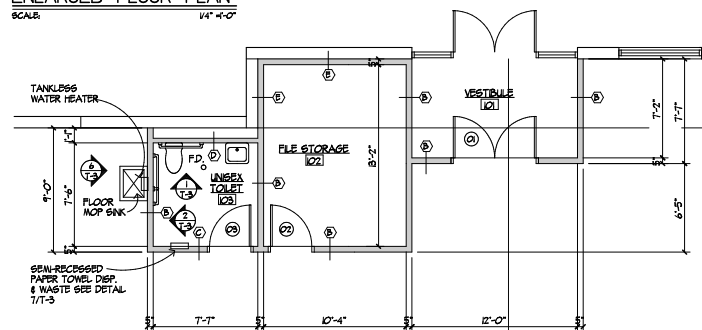
**Joseph Feeny**  
Senior Associate  
jfeeny@lee-associates.com  
D 773.355.3039

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR LEASE  
 70 PRAIRIE PARKWAY  
 GILBERTS, ILLINOIS 60136

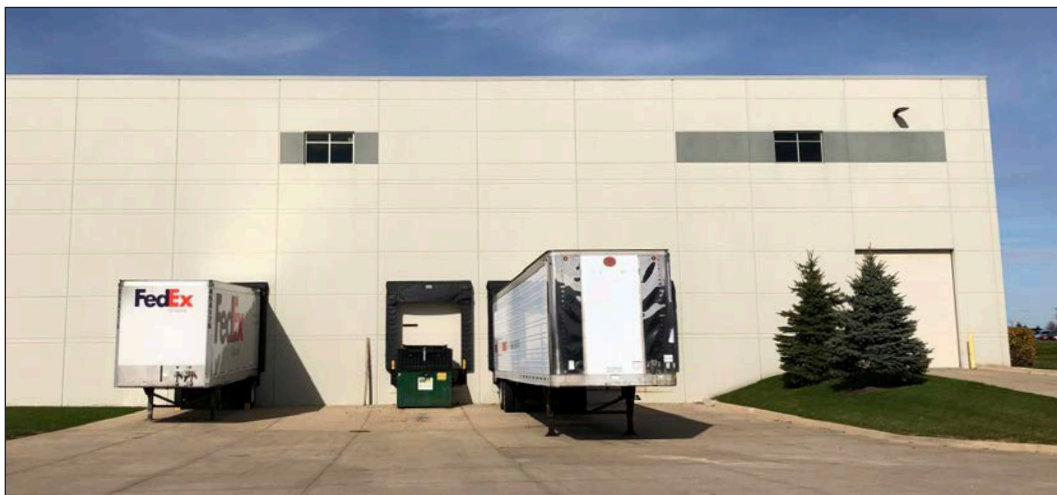
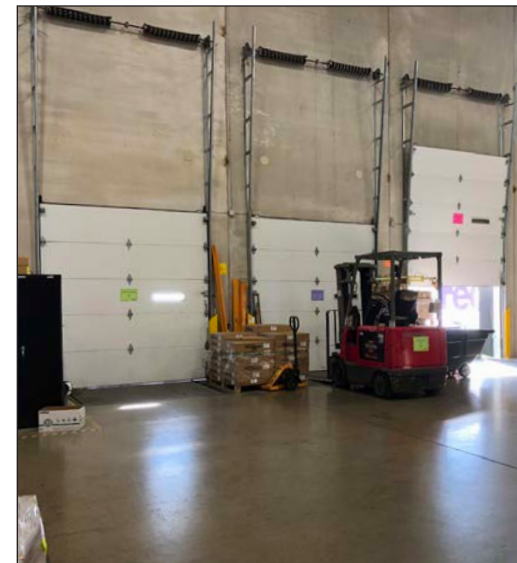


ENLARGED FLOOR PLAN  
 SCALE: 1/4" = 4'-0"



## BUILDING SPECIFICATIONS:

|                           |   |
|---------------------------|---|
| <b>BUILDING SIZE:</b>     | 100,234 SF  |
| <b>AVAILABLE SPACE:</b>   | 35,991 SF   |
| <b>OFFICE:</b>            | To suit   |
| <b>SITE SIZE:</b>         | 5.39 acres  |
| <b>BAY SIZE:</b>          | 50' x 44' (typical)   |
| <b>CLEAR HEIGHT:</b>      | 30'   |
| <b>LOADING:</b>           | Four (4) exterior truck level docks (expandable)<br>One (1) 12' x 14' drive-in door   |
| <b>SPRINKLER:</b>         | ESFR  |
| <b>LIGHTING:</b>          | High efficiency T-5 fixtures  |
| <b>CAR PARKING:</b>       | ±20 spaces  |
| <b>POWER:</b>             | 400A @ 480V, 3-phase service  |
| <b>REAL ESTATE TAXES:</b> | \$1.42 PSF (2017 payable 2018)  |
| <b>OCCUPANCY:</b>         | Immediate   |
| <b>LEASE RATE:</b>        | Subject to Proposal   |
| <b>COMMENTS:</b>          | ◇ High visibility corner unit<br>◇ Newer construction<br>◇ High image corporate identity<br>◇ Close proximity & easy access to I-90<br>via Randall Road<br>◇ Electrical disconnects for four (4) forklift<br>chargers |

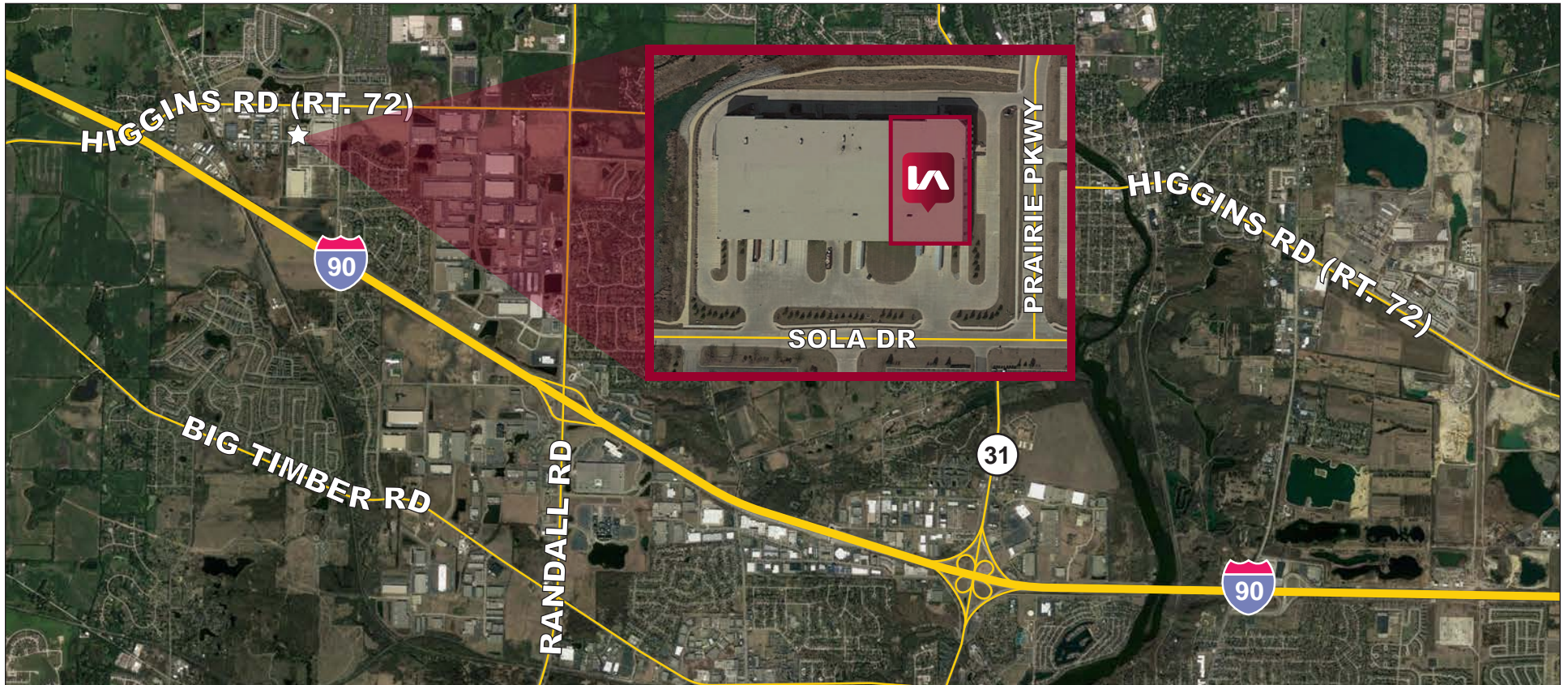


**Kenneth Franzese**  
Principal  
kfranzese@lee-associates.com  
D 773.355.3005

**John Cassidy, SIOR**  
Principal  
jcassidy@lee-associates.com  
D 773.355.3006

**Joseph Feeny**  
Senior Associate  
jfeeny@lee-associates.com  
D 773.355.3039

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



**Kenneth Franzese**  
Principal  
kfranzese@lee-associates.com  
D 773.355.3005

**John Cassidy, SIOR**  
Principal  
jcassidy@lee-associates.com  
D 773.355.3006

**Joseph Feeny**  
Senior Associate  
jfeeny@lee-associates.com  
D 773.355.3039

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.