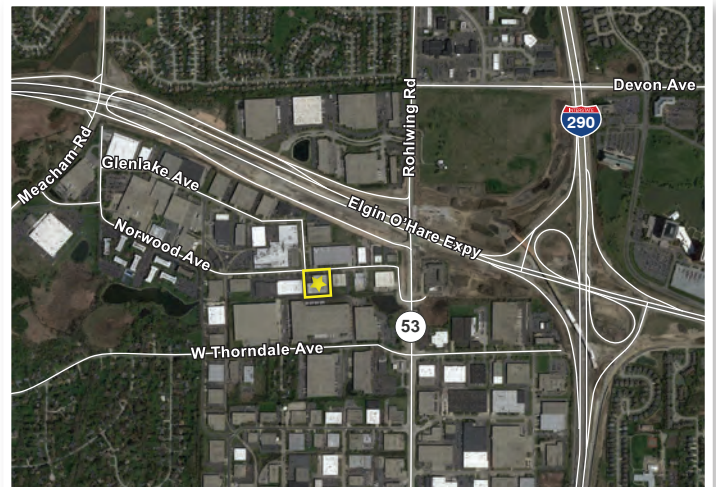
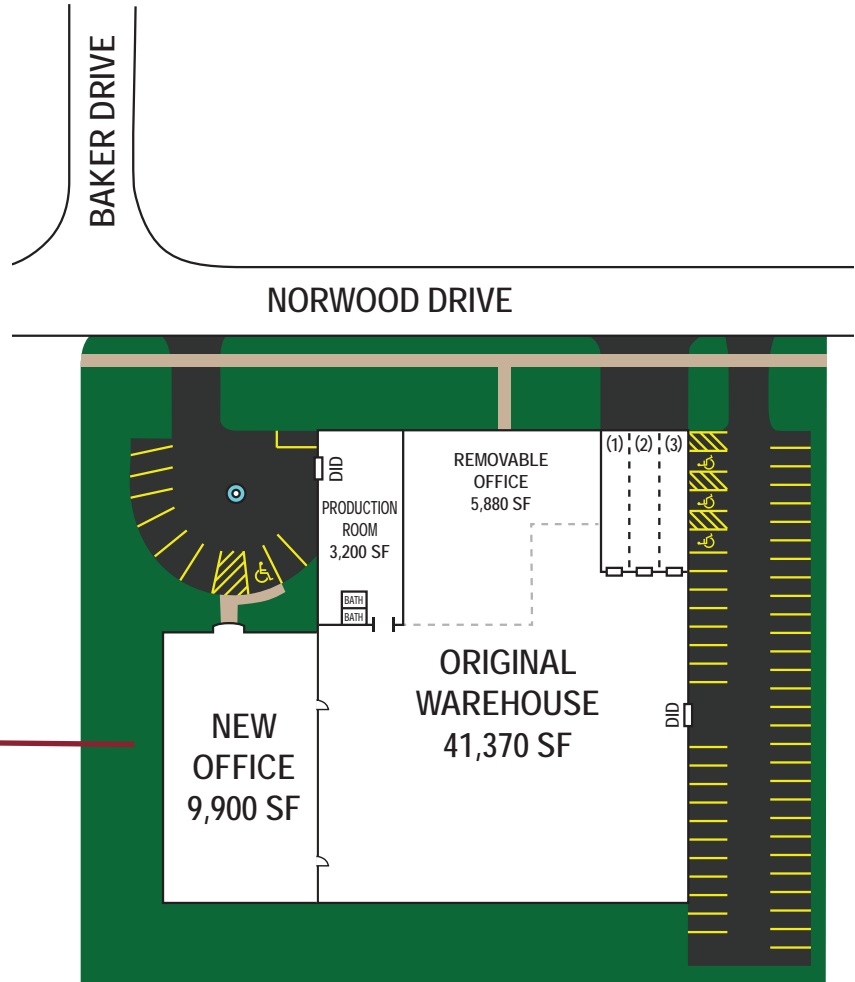


**BUILDING SPECIFICATIONS:**

<b>Building Size:</b>	51,270 SF
<b>New Office Addition:</b>	9,900 SF
<b>Original Office:</b>	5,880 SF (Removable)
<b>Land Area:</b>	2.38 Acres
<b>Age:</b>	1973 Original / 2003 Addition
<b>Bay Size:</b>	27'-10" x 30'-0"
<b>Clear Height:</b>	18' Clear
<b>Docks</b>	<ul style="list-style-type: none"> <li>› 3 interior docks with levelers</li> <li>› 2 drive in doors</li> </ul>
<b>Construction:</b>	Masonry / Precast (Addition)
<b>Parking:</b>	66 car spaces
<b>Power (2 services):</b>	400 amps @ 120/240 V; 3-phase 800 amps @ 120/240 V; 3-phase
<b>Property Tax:</b>	\$1.90 PSF (2016)
<b>Sale Price:</b>	\$3,550,000 / \$69.24 PSF
<b>Lease Rate:</b>	\$6.35 PSF Net
<b>Comments:</b>	<ul style="list-style-type: none"> <li>› Excellent access to I-290 &amp; I-390</li> <li>› DuPage County</li> <li>› Roof warranty in place through 2024</li> </ul>



- ▶ New office ideal for Corporate HQ or Executive Office
- ▶ 5,880 SF Office in original warehouse is "removable"
- ▶ Roof Warranty in place through 2024



## OFFICE LAYOUT

