

**105 E. OAKTON, DES PLAINES, IL  
80,820 – 180,020 SF – Major Renovations!**

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**Colliers Bennett & Kahnweiler Inc.**  
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<b>SIZE AVAILABLE:</b>	80,820 – 180,020 SF Divisible to 80,820 & 99,200 SF units
<b>OFFICE:</b>	5,000 SF
<b>TRUCK LOADING:</b>	80,820 SF unit – 5 interior 99,200 SF unit – 8 interior 1 drive-in door
<b>RAIL:</b>	Possible
<b>CLEAR HEIGHT:</b>	22.5'
<b>CONSTRUCTION:</b>	Masonry
<b>BAY SIZES:</b>	40' x 40'
<b>POWER:</b>	4,000 amps / 480 volt
<b>SPRINKLER:</b>	Wet System
<b>HEAT:</b>	Gas Fired Units and Air Rotation System
<b>SALE PRICE:</b>	STO
<b>RENTAL RATE:</b>	\$3.95/SF Net
<b>REAL ESTATE TAXES:</b>	\$1.65/SF
<b>AVAILABILITY:</b>	Immediate
<b>COMMENTS:</b>	<ul style="list-style-type: none"><li>• New institutional ownership</li><li>• Two miles to O'Hare International Airport.</li><li>• Well maintained property with high visibility.</li><li>• White roof deck</li><li>• Renovated 2005</li></ul>

**FOR FURTHER INFORMATION CONTACT:**

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