

FOR SALE OR LEASE

Environmentally
Friendly
Features

→ OVERVIEW

Environmentally Friendly Features:

- No VOC paint
- LEED qualified carpet tiles
- Low volume auto flush toilets and auto on/off lavatories
- Recycled waste
- T8 Lighting in warehouse
- Skylights, walking path & showers
- LEED qualified vinyl flooring
- LEED qualified public transportation

- Located minutes west of I-294 and Golf Road
- Institutionally owned and managed



→ PROPERTY STATISTICS

Total Building Size
33,600 square feet

Sprinkler System
Fully, wet system

Site Size
2.74 acres

Heat/HVAC
3-6 ton HVAC roof top units

Office Size
14,263 square feet

Power
800 amps/240 volts/3 phase

Warehouse Size
19,337 square feet

2010 Estimate for Tax & CAM & Insurance

Tax=\$1.90
CAM=\$1.42
Insurance=\$0.12
Total=\$3.44

Ceiling Height
20' clear

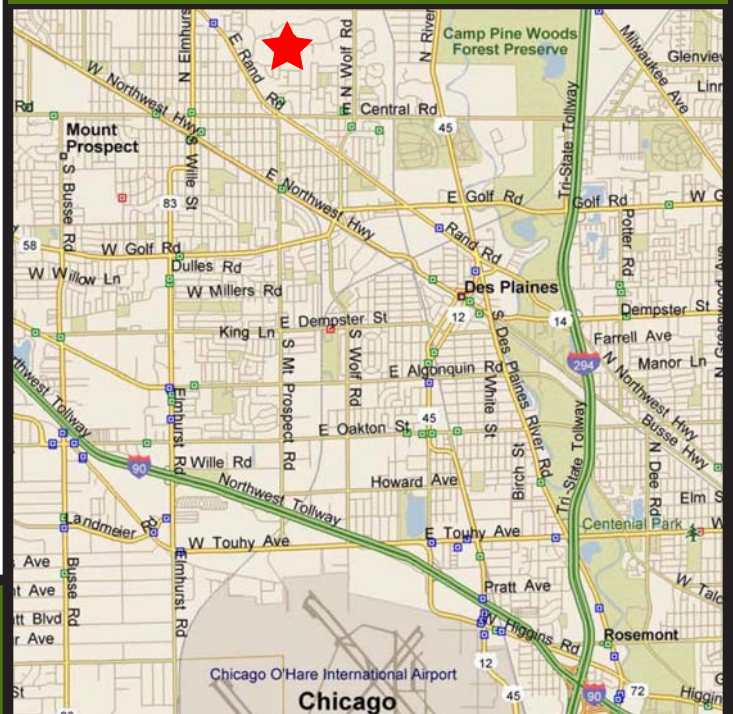
Loading Docks
3 docks

Parking
77 spaces

Sale Price
\$2,675,000 (\$79.61/SF)

Lease Rate
\$4.75/SF Net

1150 Feehanville Dr Mount Prospect, Illinois



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→ CONTACT

For more information contact:

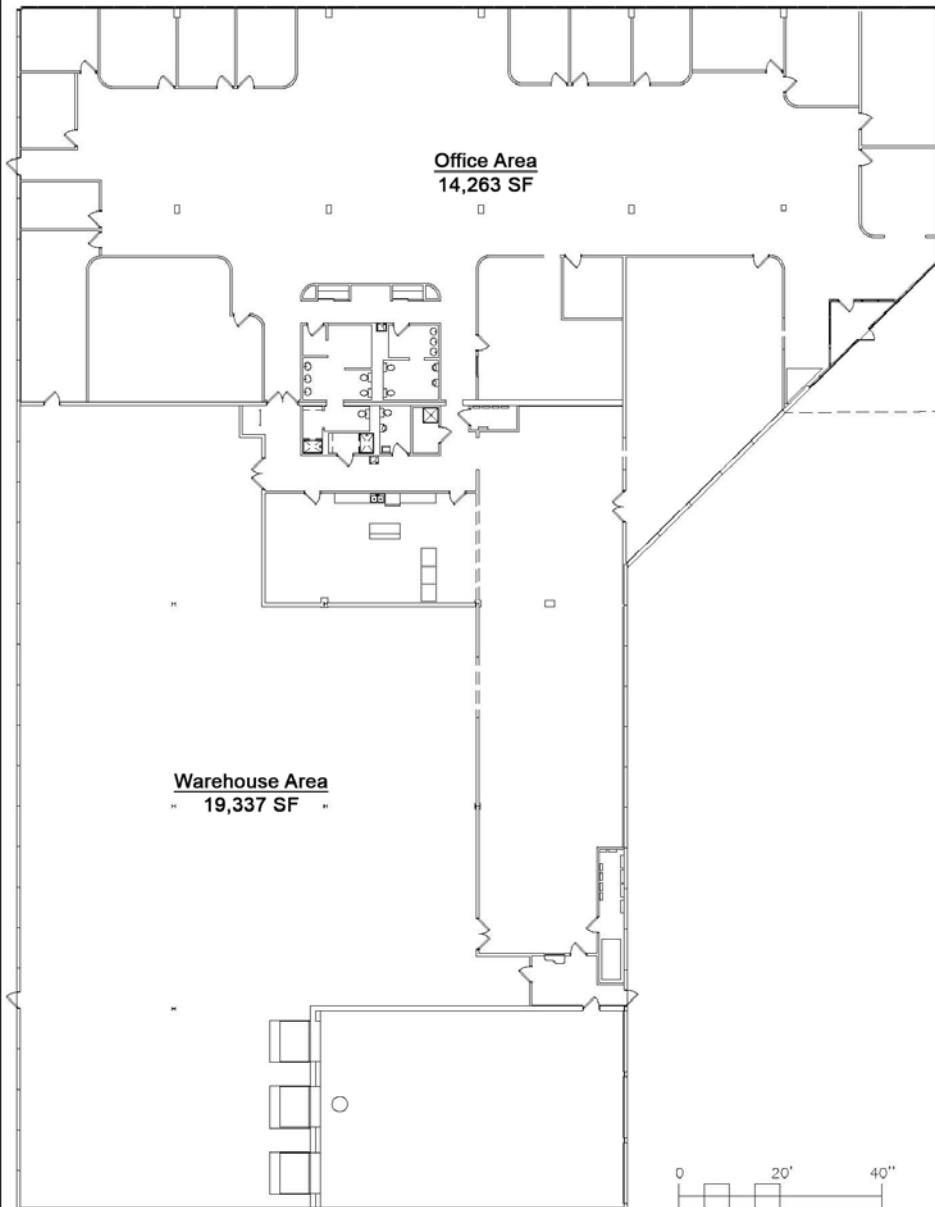
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