

# 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

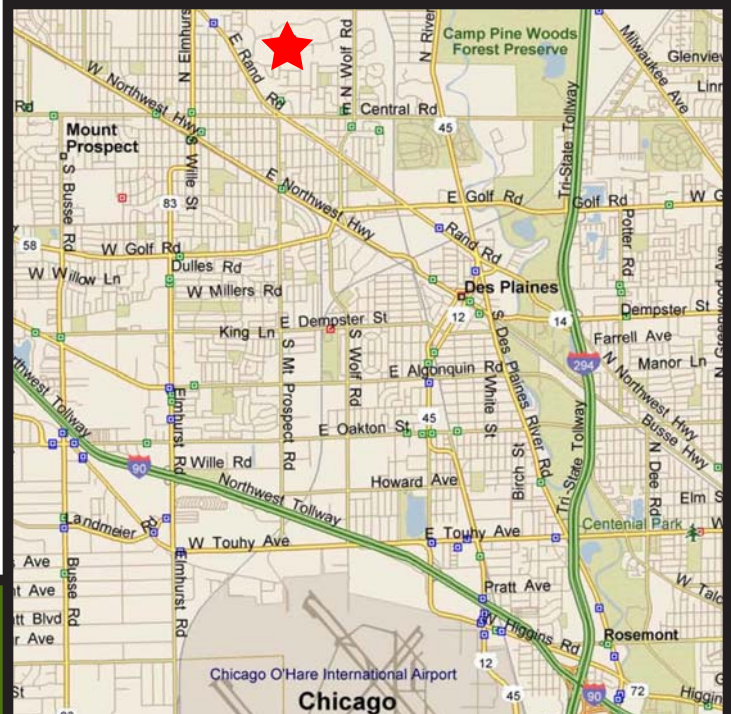
**Loading Docks**  
3 docks

**Parking**  
77 spaces

**Sale Price**  
\$2,450,000 (\$72.91/SF)

**Lease Rate**  
\$4.75/SF Net

## 1150 Feehanville Dr Mount Prospect, Illinois



### FIRST INDUSTRIAL REALTY TRUST, INC.

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1150 Feehanville Drive  
Mount Prospect, Illinois

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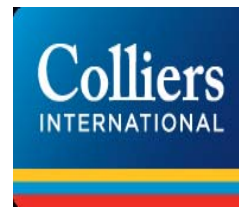
## → CONTACT

For more information contact:

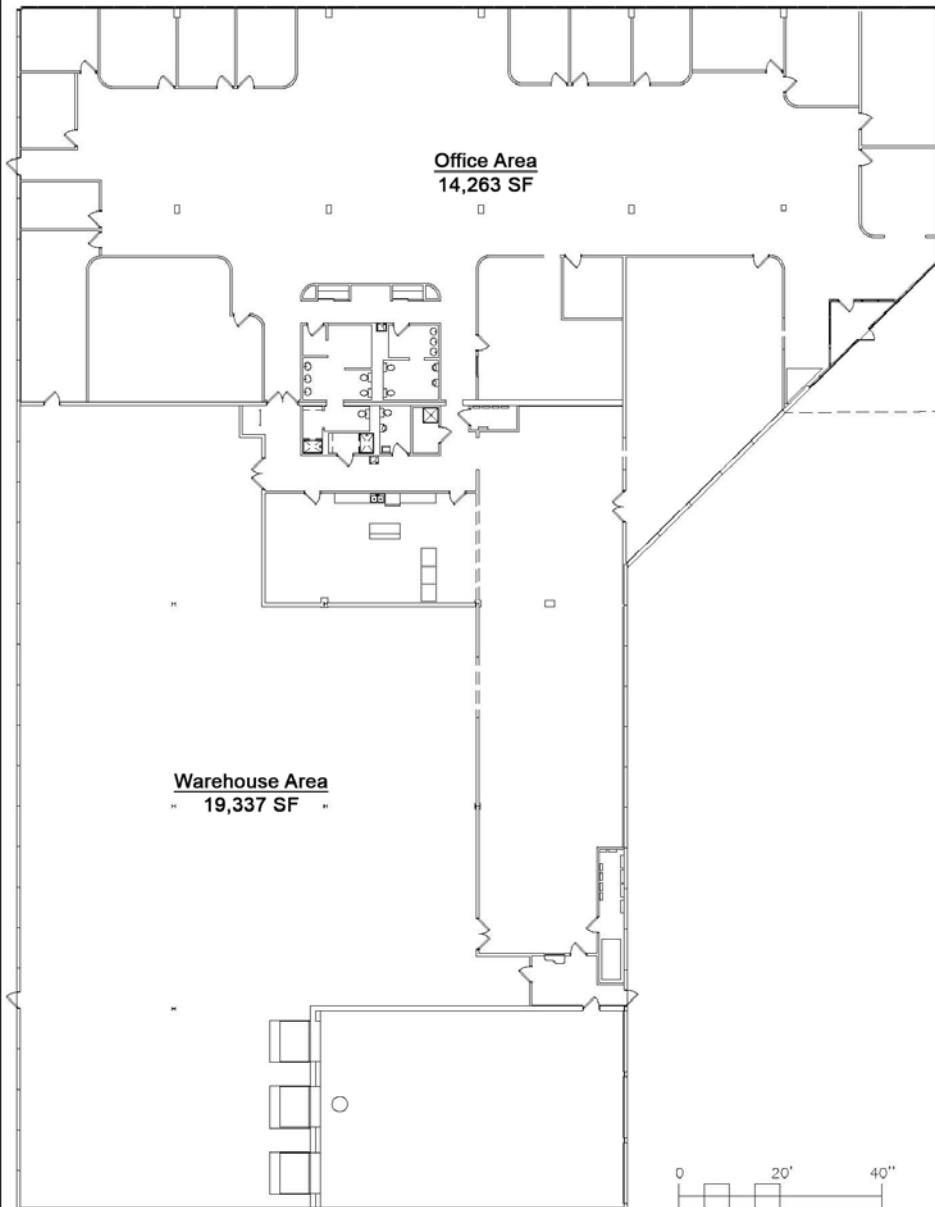
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