

<b>Building Description:</b>	Freestanding split faced block construction
<b>Building Size:</b>	22,000 SF
<b>Office Size:</b>	2,748 SF
<b>Land Area:</b>	49,048 SF
<b>Age:</b>	Built in 1993 (addition completed in 1996)
<b>Ceiling Height:</b>	16'
<b>Loading:</b>	1 interior docks with levelers, 2 drive-in doors
<b>Power:</b>	400 amps / 480 volt
<b>Heat:</b>	High efficiency gas unit heaters
<b>Sprinklered:</b>	Yes – wet system
<b>Parking:</b>	30 cars
<b>Floors:</b>	6" reinforced epoxy coated floors
<b>Possession:</b>	Immediate
<b>Real Estate Taxes:</b>	\$0.89 PSF (2004 payable in 2005)
<b>Sale Price:</b>	\$1,760,000
<b>Comments:</b>	<ul style="list-style-type: none"><li>• Immaculate move-in type condition</li><li>• Airlines in shop area</li><li>• White walls and white painted ceiling deck in shop</li><li>• Low Kane County taxes</li></ul>

**FOR FURTHER INFORMATION, CONTACT:**

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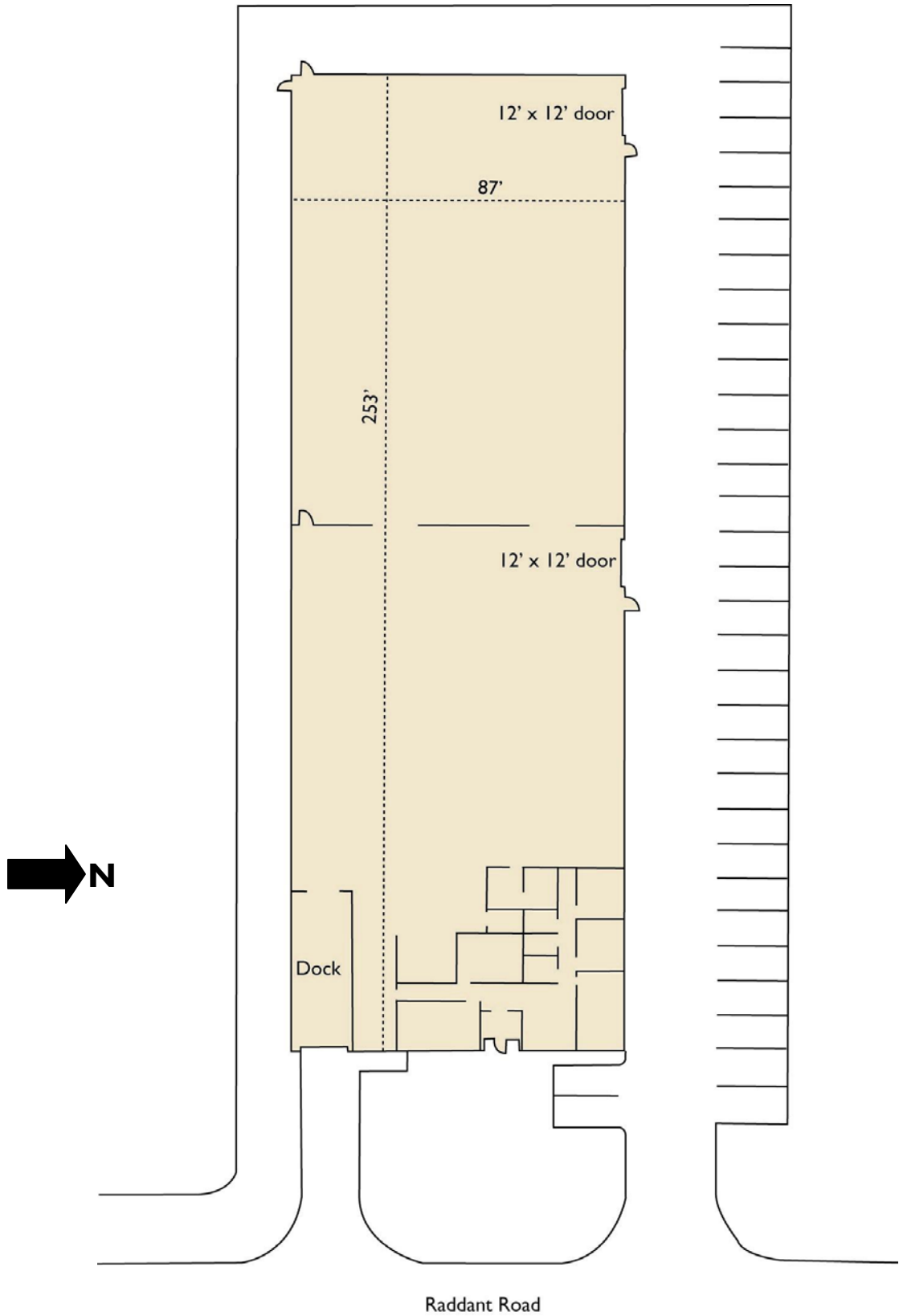
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