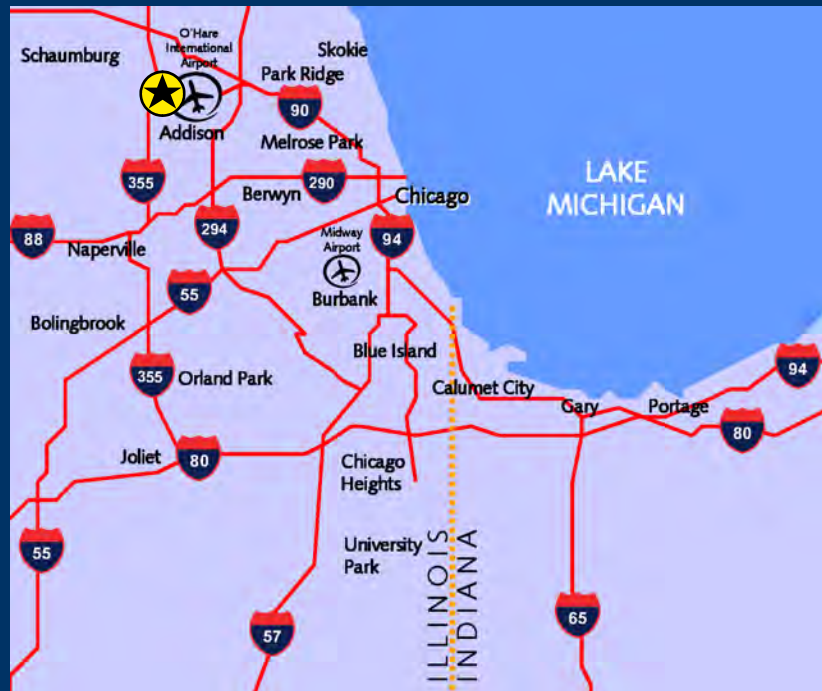


PRICE REDUCED



AVAILABLE SPACE:	137,240 SF
SITE SIZE:	325,640 SF
OFFICE:	20,600 SF
LOADING DOCKS:	19 exterior docks
DRIVE-IN DOORS:	2
CAR PARKING:	158 spaces
CEILING HEIGHT:	27'6"
SPRINKLERS:	Wet system
POWER:	1,600 amps @ 480 volts
ZONING:	M-1
LEASE RATE:	\$4.00/SF Net
TAX:	\$1.24/SF (est. 2010)



- *Low real estate taxes in relation to the other buildings.*
- *Well maintained building located in a highly desired section of Chicago's O'Hare industrial market*

For More Information Contact:

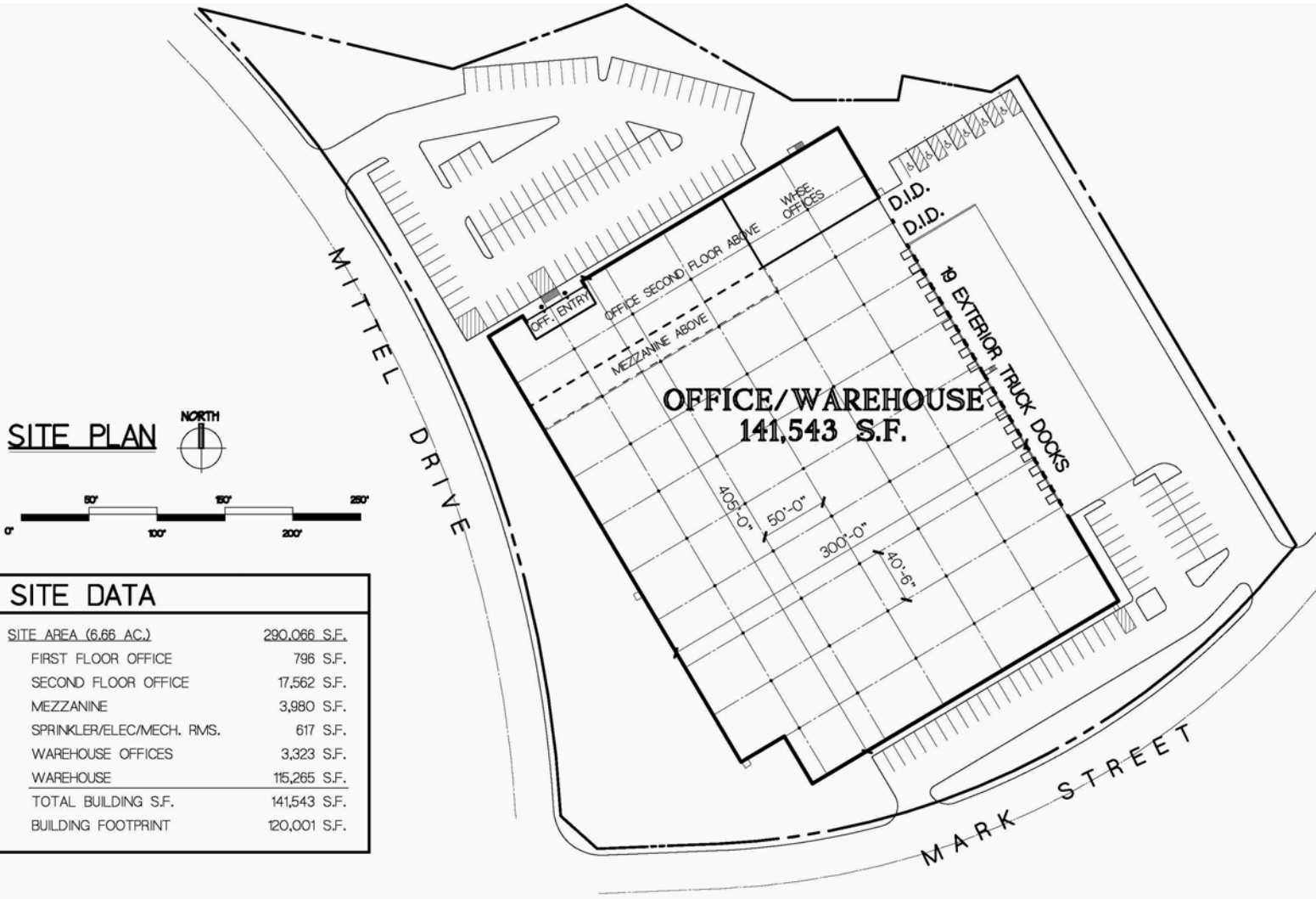
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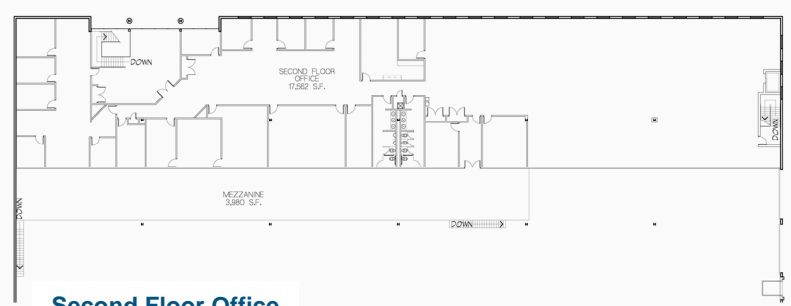
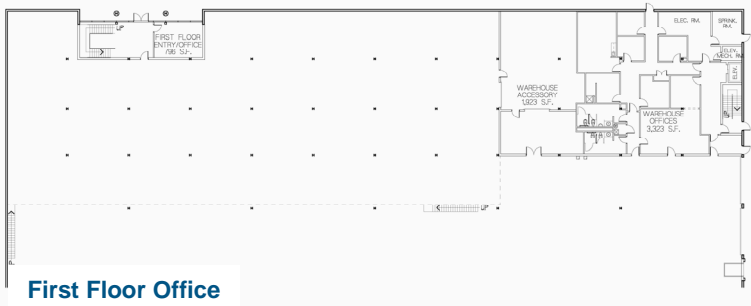
AVAILABLE

Chancellory Business Park

1325 Mittel Boulevard, Wood Dale, Illinois



SITE DATA	
SITE AREA (6.66 AC.)	290,066 S.F.
FIRST FLOOR OFFICE	796 S.F.
SECOND FLOOR OFFICE	17,562 S.F.
MEZZANINE	3,980 S.F.
SPRINKLER/ELEC/MECH. RMS.	617 S.F.
WAREHOUSE OFFICES	3,323 S.F.
WAREHOUSE	115,265 S.F.
TOTAL BUILDING S.F.	141,543 S.F.
BUILDING FOOTPRINT	120,001 S.F.



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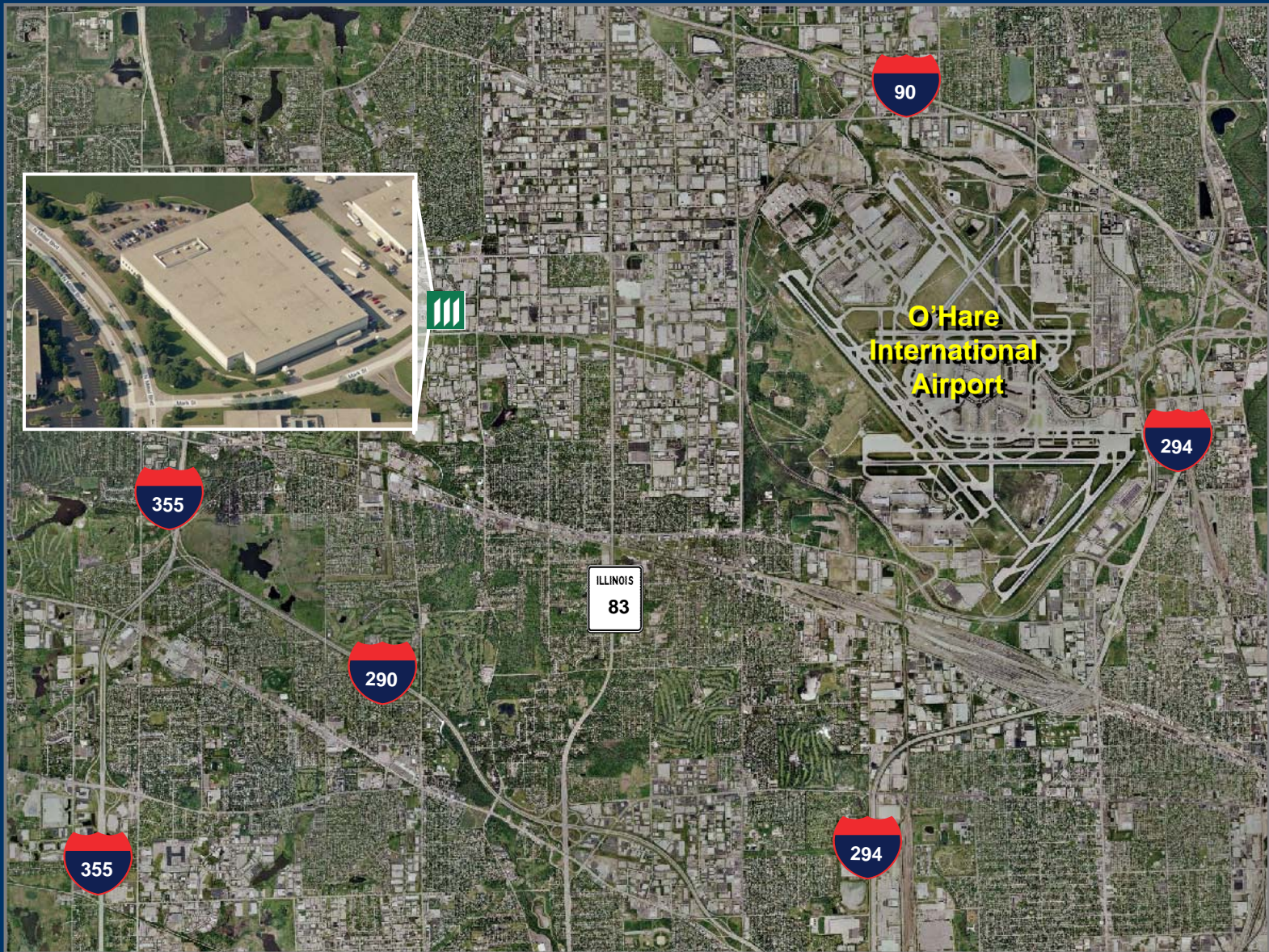
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