



±18,800 SF

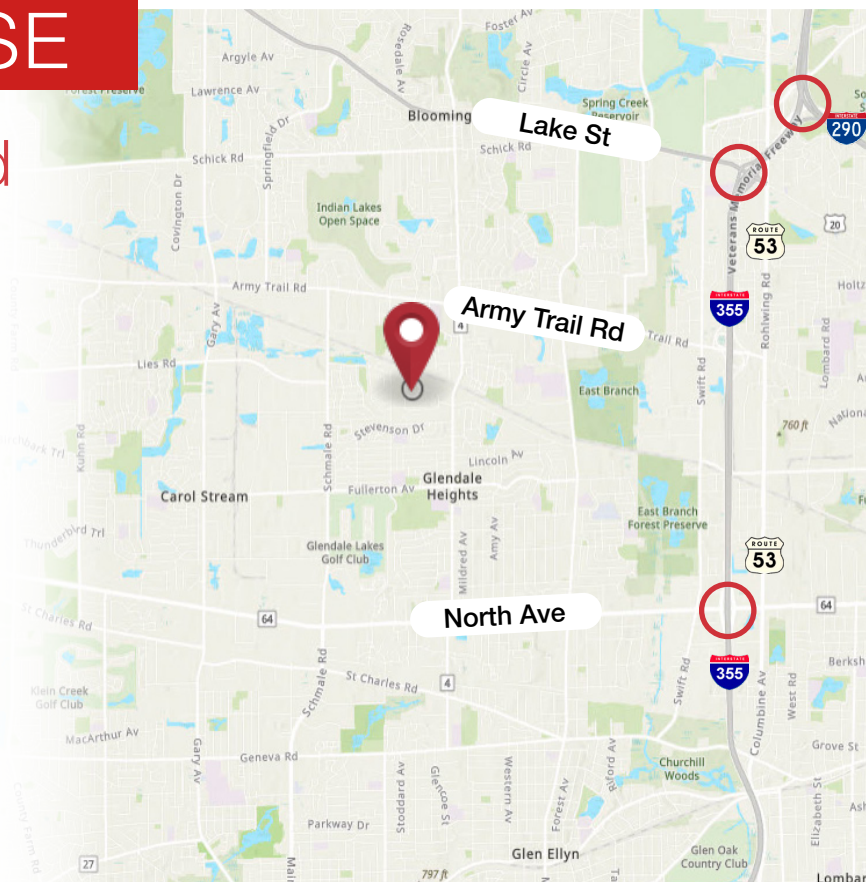
FOR SALE OR LEASE

121 Exchange Boulevard

Glendale Heights, Illinois 60139

PROPERTY HIGHLIGHTS

- ±18,800 SF building
- ±3,550 SF office
- 12' x 13' warehouse office
- 1.0 acre land site
- 16'10" clear height
- 1 interior truck dock
- 1 drive-in door
- 600 amps
- Ideal manufacturing facility - headquarter image
- 100% air-conditioned
- Epoxy floor throughout warehouse
- Close proximity to I-355
- Located in prestigious Glen Pointe Business Park
- Lease Price: Subject To Offer
- Sale Price: Subject To Offer



Contact

Kelly Disser

+1 630 317 0721

kdisser@hiffman.com

Michael J Freitag

+1 630 693 0652

mfreitag@hiffman.com

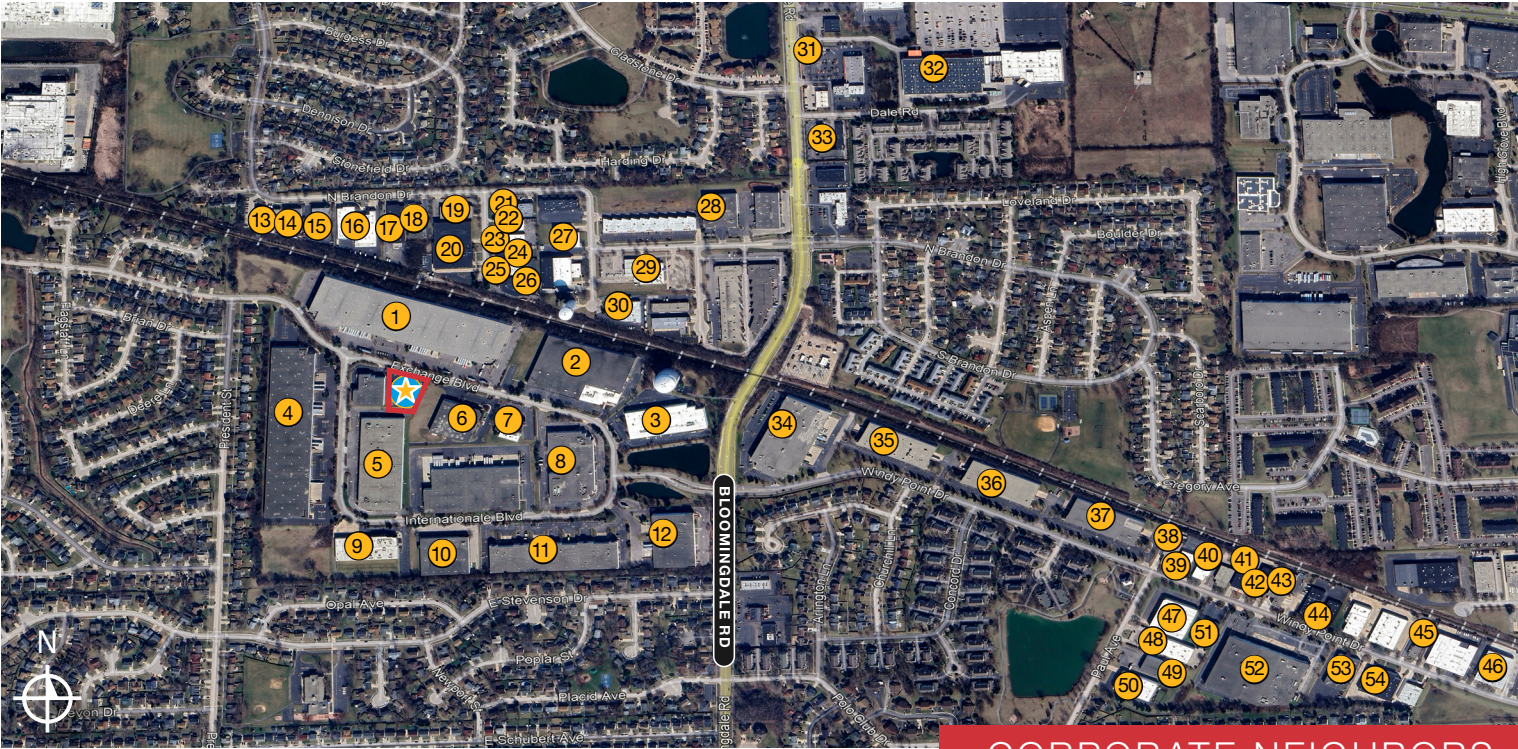
TJ Feeney

+1 630 693 0680

tfeeney@hiffman.com

PROPERTY SPECIFICATIONS

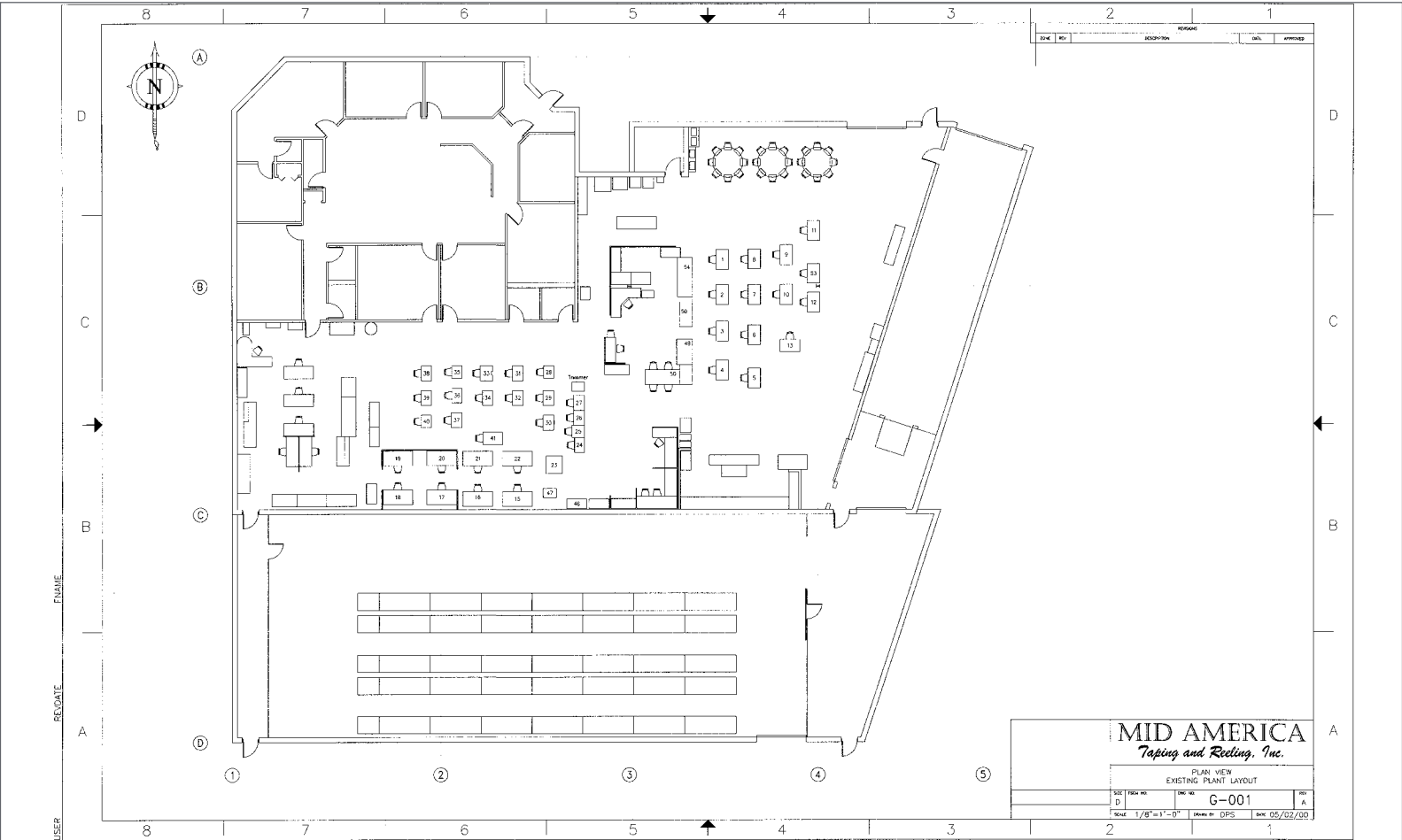
- ±18,800 SF BUILDING
- ±3,550 SF OFFICE
- 12' X 13' WAREHOUSE OFFICE
- ± 1.0 AC SITE
- 16'10" CLEAR HEIGHT
- 1 INTERIOR TRUCK DOCK
- 1 DRIVE-IN DOOR
- 600 AMPS POWER
- IDEAL MANUFACTURING FACILITY - HEADQUARTER FACILITY
- 100% AIR-CONDITIONED
- EPOXY FLOOR THROUGHOUT WAREHOUSE
- CLOSE PROXIMITY TO I-355
- LOCATED IN PRESTIGIOUS GLEN POINTE BUSINESS PARK



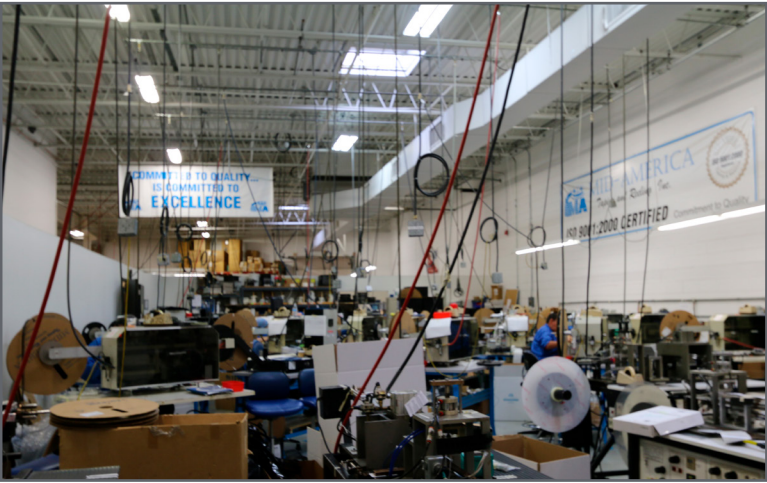
CORPORATE NEIGHBORS

- | | | | |
|--|--|---|---|
|  SUBJECT PROPERTY |  16 CLIMATE PROS |  30 SUMMERS PLUMBING HEATING & COOLING |  44 TARGET PLASTICS TECH CORP |
|  1 PREMIER PACKAGING |  17 EXPRESS FASTENERS LUX COACH |  31 JIMMY JOHN'S |  45 LOCINOX USA |
|  2 STARTEX INDUSTRIES |  18 HIGH PSI LTD |  32 THE HOME DEPOT |  46 PILKINGTON NORTH AMERICA |
|  3 SUB ZERO, WOLF & COVE SHOWROOM/TERMCON |  19 SUNBURST SPORTSWEAR |  33 FIRESTONE AUTO MAN AUTO REPAIR TRISTEAM CLEANING SVC |  47 SYR-TECH PERFORATED & ROLL FORMED METAL |
|  4 PRIORITY WIRE & CABLE HANES GEO COMPONENTS |  20 FIT FASTENERS |  34 VERTICAL ENDEAVORS/ EATON CORPORATION |  48 HYDAC |
|  5 CPS CARDS/BUY-RITE |  21 DUNNET BAY CONSTRUCTION FANCY FOODIES |  35 MEDEFIL |  49 CONTINENTAL CARBONIC PRODUCTS |
|  6 MARCY LABORATORIES ZEP |  22 FUNDERBURK ROOFING INC |  36 SUGARLOAF CREATIONS |  50 FAST-RITE INTERNATIONAL |
|  7 PELCO TOOL & MOLD |  23 NORTHMAN FLUID POWER |  37 CADREX |  51 A-L EQUIPMENT CO |
|  8 ELEMENT CHICAGO/ CONCORD MARKETING |  24 PAUL REILLY COMPANY |  38 NETWORK SOLUTIONS |  52 MEDEFIL INC |
|  9 ABRASIVE FORM |  25 DEJAMES BUILDERS INC BLACK MOUNTAIN SOLUTIONS |  39 JP SIMONS & CO |  53 CREATIVE DIE MOLD CORP |
|  10 BALL CORPORATION |  26 CASTLE METAL PRODUCTS |  40 EVOLUTION MOTION SOLUTIONS |  54 HYDAC TECHNOLOGY CORP |
|  11 LENNOX STORES |  27 SURGICAL INSTRUMENT SERVICE |  41 QUINCY COMPRESSOR | |
|  12 BIOLOGOS |  28 US SPICE MILLS |  42 VORIS MECHANICAL | |
|  13 ROSE PARTY RENTALS TRUSTED AUTO BROKERS |  29 CARDINAL HEALTH |  43 UNITED DOOR & DOCK | |
|  14 KLM TOOL | | | |
|  15 ELMED | | | |

BUILDING PLAN & PHOTOS



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121 EXCHANGE BOULEVARD offers exceptional access to the region's vast transportation infrastructure, abundant skilled labor and proximity to an array of retail amenities including restaurants, lodging, gas stations, shopping centers, sports / entertainment venues, and attractions.

NOTABLE DISTANCES	Drive Miles (One-Way)	Drive Minutes (One-Way)
I-355 Expressway	3.2	10
Lake Street (Route 20)	4.8	12
I-290 Expressway	5.0	14
I-294 Expressway	13.1	24
O'Hare Airport (via I-90 E)	17.8	31
Chicago Business District	32.5	60

DEMOGRAPHICS (BASED ON A 5-MILE RADIUS)



254,776

TOTAL POPULATION



\$120,627

AVG. HOUSEHOLD INCOME



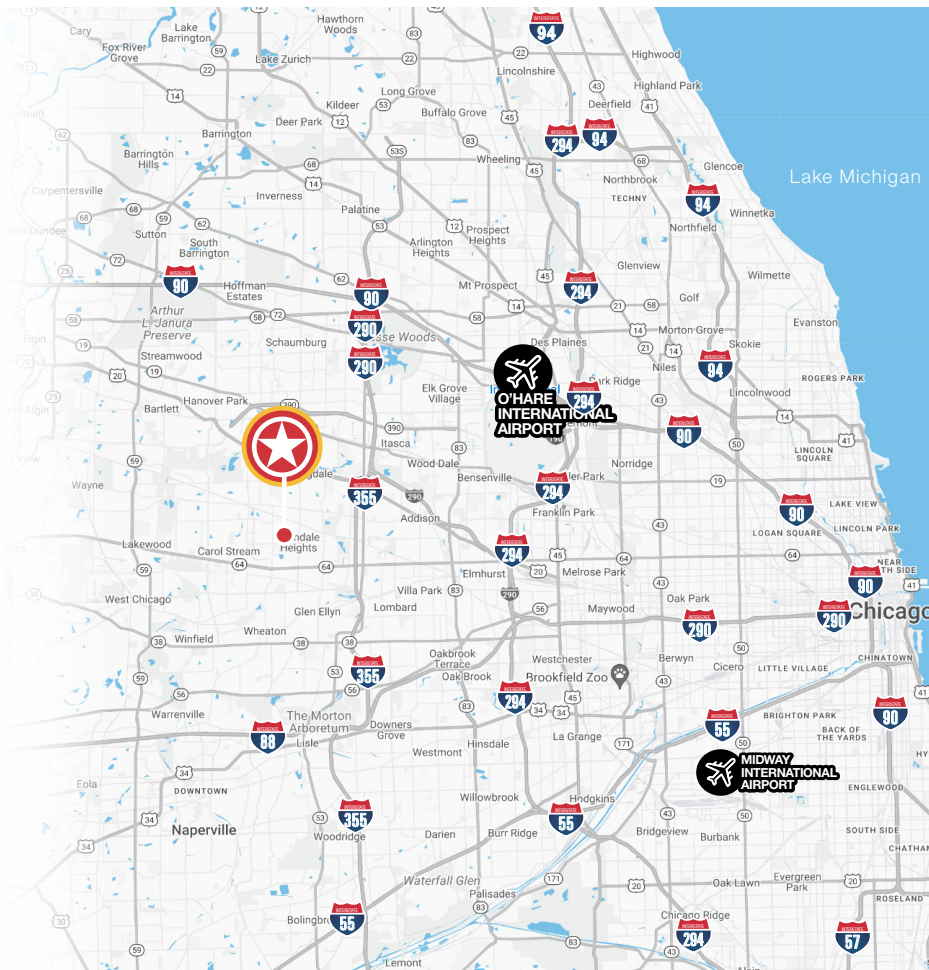
39.0%

BACHELOR'S DEGREE+



93,554

LABOR FORCE



Contact

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+1 630 317 0721

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tfeeney@hiffman.com