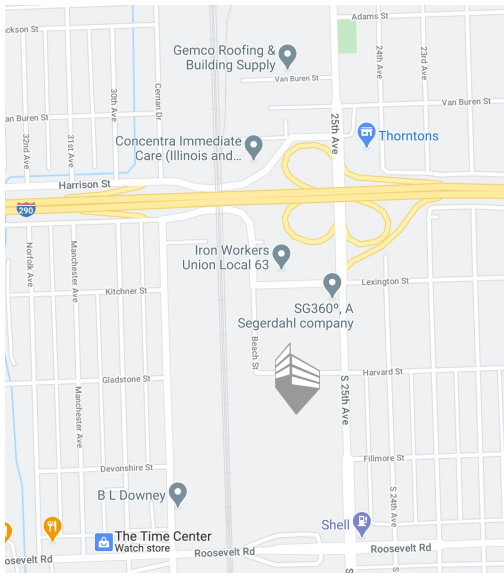


2000 S. 25th Avenue, Broadview

3,000 – 10,000 RSF AVAILABLE



FACILITY

AVAILABLE RSF	3,000 – 10,000 RSF
CLEAR HEIGHT	14' Ceiling Clear
LOADING	Up to 3 Docks & 3 DID's
FIRE DETECTION	Sprinklered, Wet
CAR PARKING	Approx: 1/1,000 SF Ratio
ACCESS	24/Hour Access
BUILDING SIZE	+/- 140,000 SF
TAXES	\$3.25 PSF
OPEX	\$1.85 PSF
UTILITIES	\$1.41 PSF
LEASE RATE	\$5.15 PSF NET

HIGHLIGHTS & LOCATION

Institutionally Owned & Managed
 Close to many Hotel & Restaurants
 Conveniently located just off 25th Avenue, minutes from I-290

All information is deemed reliable, but not guaranteed.

B R E N N A N
 I N V E S T M E N T
 G R O U P

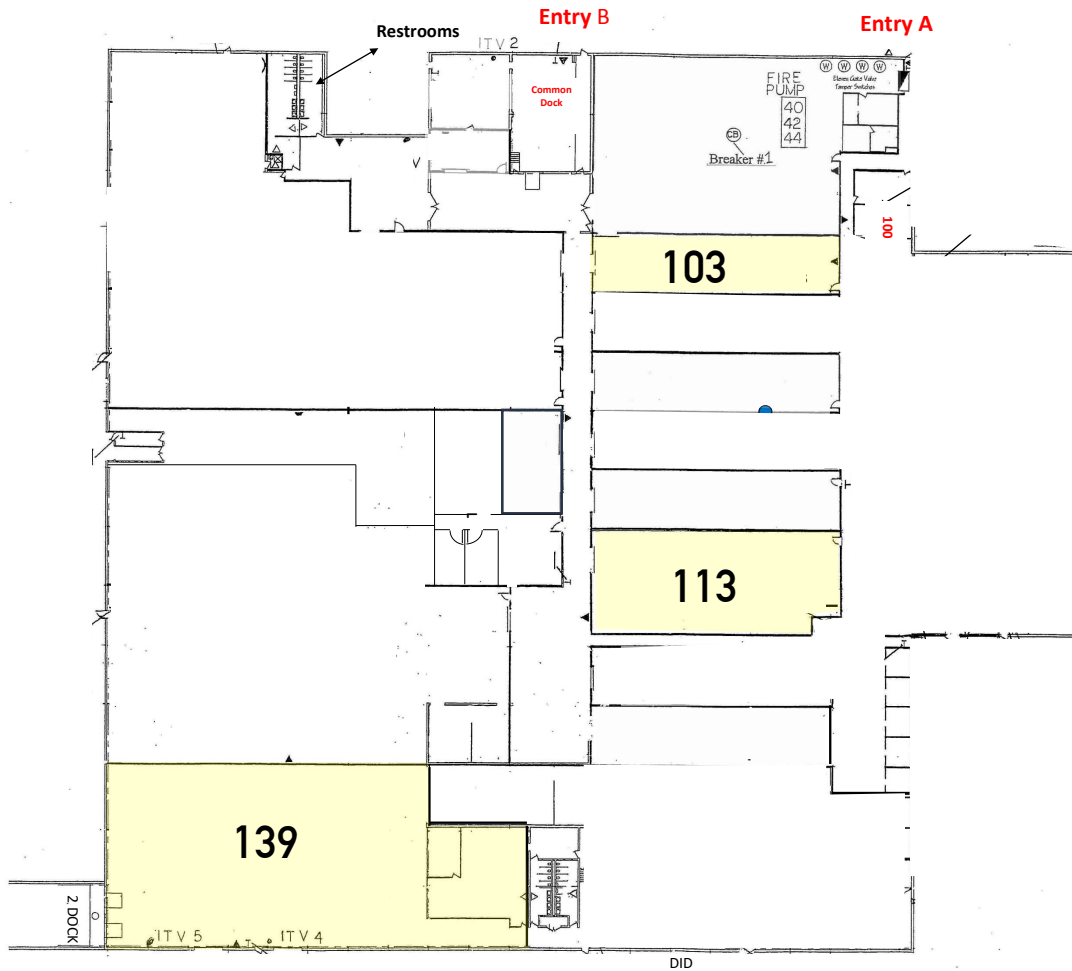


Brian Silverman
 312 462 1023
 brian@jbscre.com

Edgar Cervantes
 312 462 1021
 edgar@jbscre.com

2000 S. 25th Avenue, Broadview

3,000 – 10,000 RSF AVAILABLE



SPACE	LEASE RATE	SIZE (SF)	TERM	LOADING & NOTES
103	\$5.15 (NNN)	3,000 SF	3+ Years	3 Common Docks
113	\$5.15 (NNN)	4,040 SF	3+ Years	3 Common Docks
139	\$5.15 (NNN)	10,000 SF	3+ Years	2 Dedicated Docks

All information is deemed reliable, but not guaranteed.

B R E N N A N
I N V E S T M E N T
G R O U P



Brian Silverman
312 462 1023
brian@jbscre.com

Edgar Cervantes
312 462 1021
edgar@jbscre.com