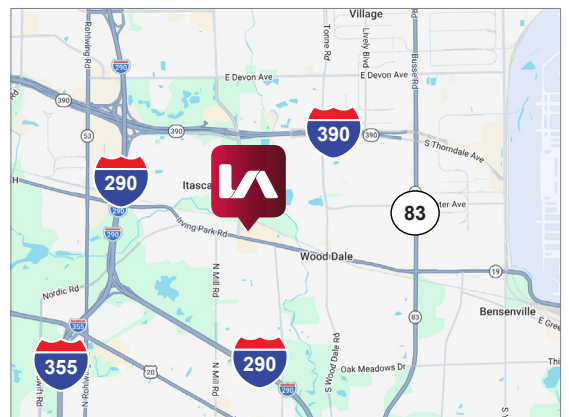


AVAILABLE FOR SALE
125 N. PROSPECT AVENUE
ITASCA, IL 60143



BUILDING SPECIFICATIONS:

BUILDING SIZE:	±13,600 SF
OFFICE:	±12,000 SF (can be reduced to 3,000 SF, reach out to broker for contractor quote)
SITE SIZE:	1.32 acres
ZONING:	M - Limited manufacturing district
CLEAR HEIGHT:	18'
LOADING:	1 drive-in door
SPRINKLER:	Fully
PARKING:	±30 spaces (expandable)
HVAC:	› 4 brand new HVAC units › Dedicated A/C unit in server room
POWER:	600 amps @ 240 volts; 3-phase
TAXES:	\$17,158 (\$1.26 PSF)
SALE PRICE:	\$950,000 (\$69.85 PSF)
COMMENTS:	› High end office space & potential showroom › Additional adjacent land for building and/or parking expansion › Excellent exposure with frontage on Prospect Avenue › Floor drains in warehouse › Close proximity to I-290, I-390 and Route 83



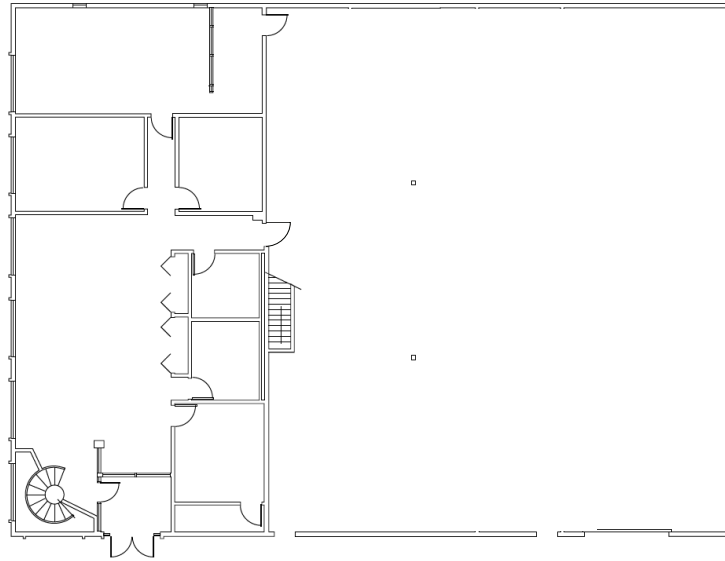
Dustin Albers
Senior Vice President
dalbers@lee-associates.com
D 773.355.3031

Mike Adams
Senior Vice President
madams@lee-associates.com
D 773.355.5808

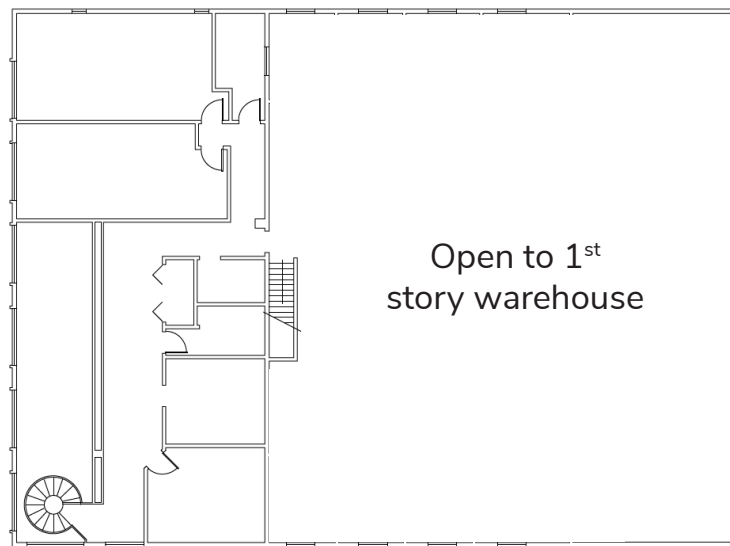
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR SALE
125 N. PROSPECT AVENUE
ITASCA, IL 60143

**WAREHOUSE OPTION 1 - REDUCED OFFICE TO 3,000 SF
FIRST FLOOR OFFICE**



SECOND FLOOR OFFICE



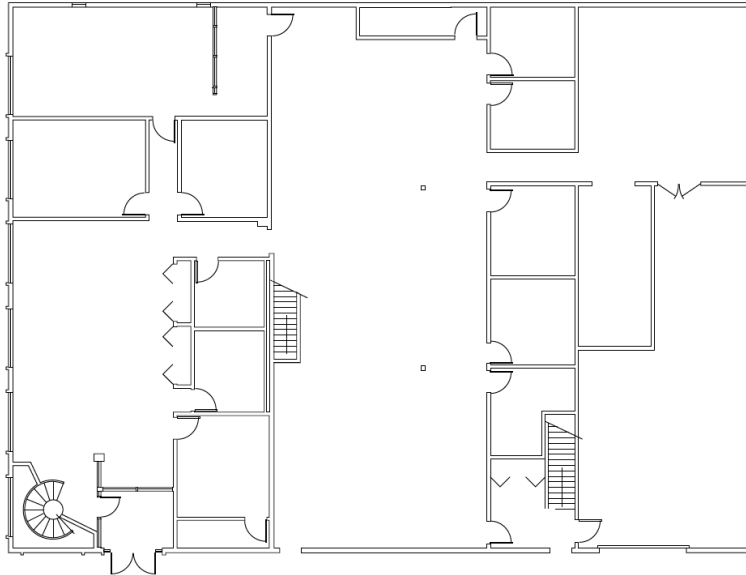
Dustin Albers
Senior Vice President
dalbers@lee-associates.com
D 773.355.3031

Mike Adams
Senior Vice President
madams@lee-associates.com
D 773.355.5808

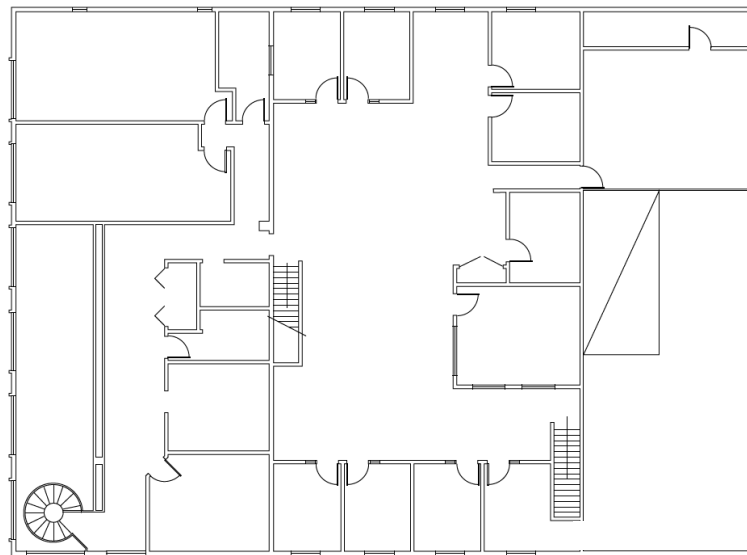
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR SALE
125 N. PROSPECT AVENUE
ITASCA, IL 60143

OPTION 2 - FLEX OPTION FIRST FLOOR



SECOND FLOOR



Dustin Albers
Senior Vice President
dalbers@lee-associates.com
D 773.355.3031

Mike Adams
Senior Vice President
madams@lee-associates.com
D 773.355.5808

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR SALE
125 N. PROSPECT AVENUE
ITASCA, IL 60143

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Dustin Albers
Senior Vice President
dalbers@lee-associates.com
D 773.355.3031

Mike Adams
Senior Vice President
madams@lee-associates.com
D 773.355.5808

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.