

BUILDING FEATURES

	2	5	11	12	16
Building Size	135,000 SF	74,000 SF	54,000 SF	13,000 SF	3,200 SF
Available Size	135,000 SF	74,000 SF	54,000 SF	Leased	3,200 SF
Office Size	plus mezzanine	plus mezzanine	plus mezzanine		
Clear Height	16'-20'	20'-50'	17'- 21.5'	13'	13'
Loading	13 Ext, 3 DID	1 Ext, 6 DID	1 Ext, 4 DID	1 DID	2 DID
Additional Information	2400A @ 480V 1200A @ 240V	Numerous Cranes 4322A @ 480V	Partial Air Conditioning Numerous Cranes 10,400A @ 480V		

PROPERTY HIGHLIGHTS

Two 4160V services to park

Under 6 miles to I-90

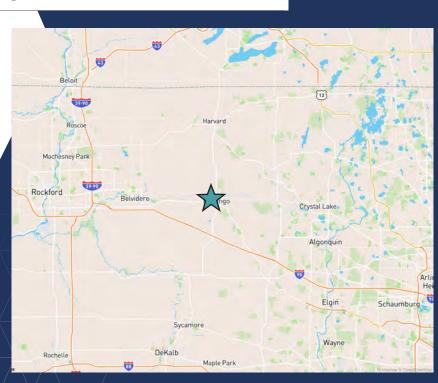
Two entrances: from West St. and Ritz Rd.

Potential for rail service with UP rail along north perimeter of property

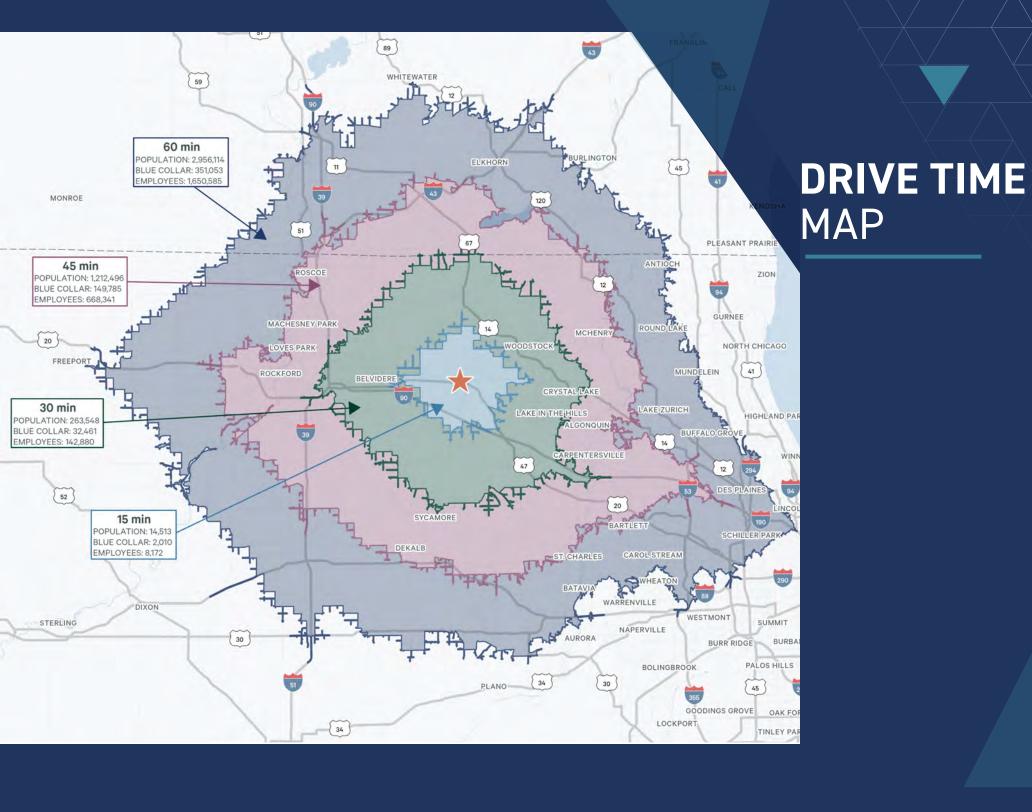
Owner dollars available for building

Improvements commensurate with rental terms

Additional land for development







LAKE GENEVA KENOSHA 51 45 WISCONSIN ZION MACHESNEY PARK ROUND LAKE BEACH Downtown Rockford Interstate 39 WAUKEGAN US-20 GRAYSLAKE MCHENRY Drive Time: 41 Mins Drive Time: 26 Mins Drive Time: 3 Mins Drive Distance: 32 Miles Drive Distance: 20.8 Miles WOODSTOCK NORTH CHICAGO Drive Distance: 0.6 Miles LIBERTYVILLE 41 MUNDELEIN 20 CRYSTAL LAKE LAKE IN THE HILLS HIGHLAND PARK HUNTLEY ALGONQUIN Rockford Int'l Airport NORTHBROOK Interstate 90 PALATINE (12 Drive Time: 36 Mins CARPENTERSVILLE Drive Time: 11 Mins Drive Distance: 30 Miles ROLLING MEADOWS Drive Distance: 6.4 Miles WILMETTE EVANSTON DES PLAINES 20 ELGIN SCHAUMBURG NILES SOUTH ELGIN O'Hare Int'l Airport Drive Time: 50 Mins Drive Distance: 49 Miles DEKALB 45 CAROL STREAM ST. CHARLES HICAGO ELMHURST GENEVA WEST CHICAGO VILLA PARK OAK PARK GLEN ELLYN WHEATON BATAVIA BERWYN Downtown Chicago 34 Drive Time: 91 Mins WESTMONT Drive Distance: 64 Miles NAPERVILLE AURORA WOODRIDGE BURBANK OAK LAWN BOLINGBROOK OSWEGO BLUE ISLAND ROMEOVILLE 45 DOLTON 52 ORLAND PARK OAK FOREST HARVEY LOCKPORT TINLEY PARK 80 CREST HILL

ACCESS MAP



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