

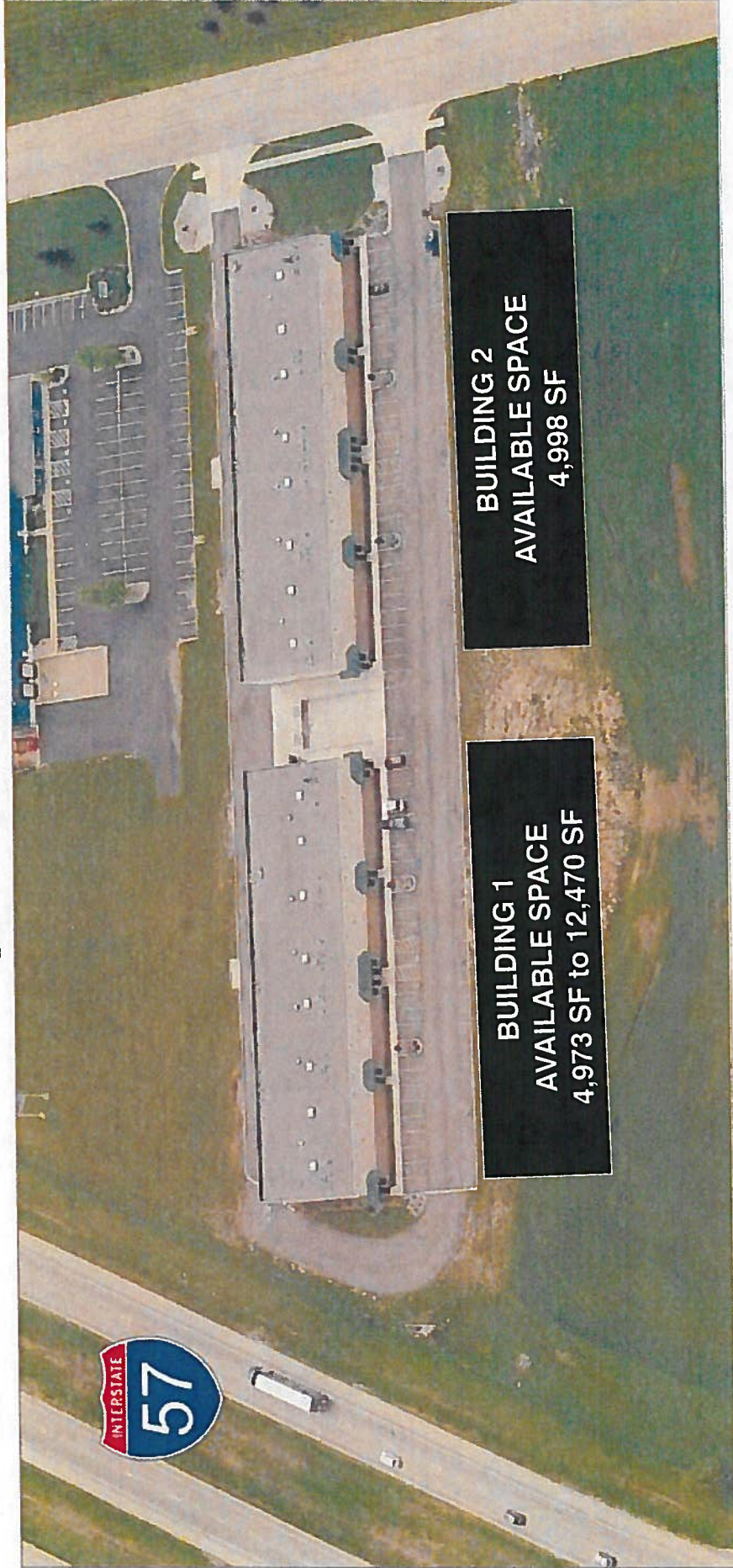
PROPERTY PROFILE

INDUSTRIAL CONDOS FOR SALE OR LEASE 450 S. Spruce Street, Manteno, Illinois



Available Space:	<u>Building 1</u> 4,973 SF to 12,470 SF	<u>Building 2</u> 4,998 SF
Total Building Size:	20,405 SF	20,405 SF
Ceiling Clearance:	20' Clear	
Power:	200A/208V/3 Phase per Unit	
Parking:	33 Spaces	
Sprinklered:	Yes	
Loading:	1 Drive-in Door (One 14'x14' Door per Unit) 2 Common Outside/Exterior Truck Docks	
Lighting:	Metal Halide	
Heat:	Gas Unit Heaters	
Year Built:	2006/2007	
Lease Rate:	Starting at \$6.00 psf gross	
Sale Price:	\$70.00/Sq. Ft.	
Comments:	<ul style="list-style-type: none"> ▪ I-57 Frontage and Visibility ▪ Office space to suit ▪ Floor drains and triple catch basin in place ▪ Potential Economic Incentives - Low Kankakee County taxes ▪ Special SBA Financing available for condo purchases 	
Exclusive Agents:	Christopher W. Curtis, SIOR 815-929-9095 ccurtis@nugentcurtis.com	Edward C. Wabick 773-714-2141 ewabick@painewetzel.com

**FOR SALE OR LEASE
INDUSTRIAL CONDOS
450 S. Spruce Street, Manteno, Illinois**



**BUILDING 1
AVAILABLE SPACE
4,973 SF to 12,470 SF**

**BUILDING 2
AVAILABLE SPACE
4,998 SF**

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INDUSTRIAL CONDOS
450 S. Spruce Street, Manteno, Illinois



I-57 INDUSTRIAL COMMONS CONDOMINIUM

PLAT OF SURVEY

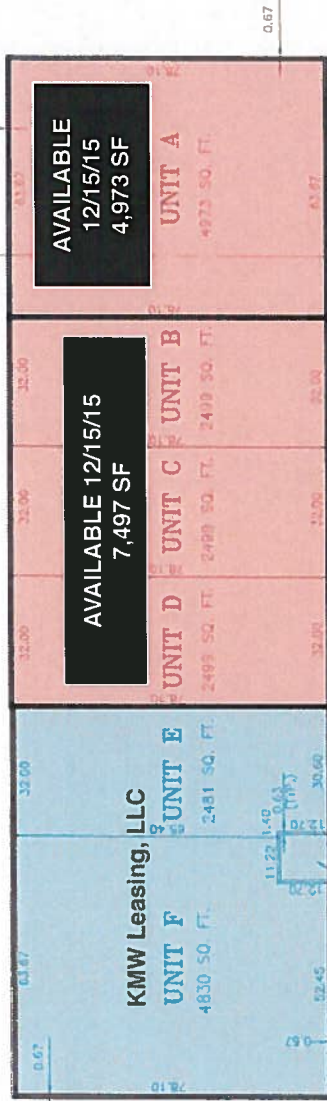
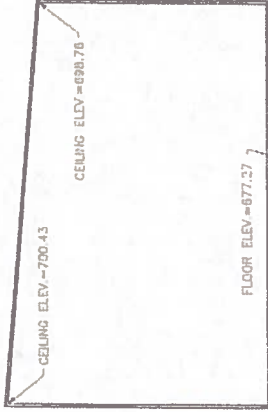
SCALE: 1" = 20'



LIMITED COMMON ELEMENT (LCE) (UTILITY ROOM)

BUILDING #2

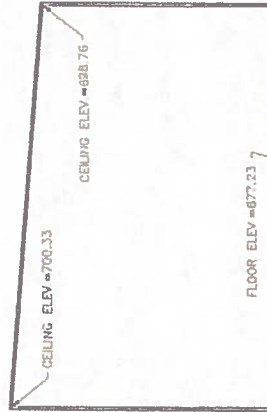
SECTION B-B
(NOT TO SCALE)



LIMITED COMMON ELEMENT (LCE) (UTILITY ROOM)

BUILDING #1

SECTION A-A
(NOT TO SCALE)



NOTES:

1. THE VERTICAL BOUNDARIES OF THE UNITS ARE THE PLANES FORMED BY THE INTERIOR FACE OF THE PERIMETER WALL FRAMING STUDS AND INTERNAL EXTENSIONS THEREOF, AND THE CENTRELINE OF THE GIBSON WALLS BETWEEN THE UNITS.

2. THE HORIZONTAL BOUNDARIES OF THE UNITS ARE THE PLANES FORMED BY THE TOP SURFACE OF THE CONCRETE FLOOR, AND THE PLANE OF THE BOTTOM FACE OF THE CEILING FRAMING JOISTS AND HORIZONTAL EXTENSIONS THEREOF.

3. THOSE PARTS OF THIS DEVELOPMENT OTHER THAN THE UNITS ARE DESIGNATED AS COMMON ELEMENTS, AND MAY BE USED FOR LAUNDS, PARKING, ACCESS, STAIRS, AND THE DECLARATION OF UNIT OWNERSHIP, AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS, PLACED OR TO BE PLACED UPON THE LANDS INCLUDED IN THIS DEVELOPMENT. THE COMMON ELEMENTS ARE ALSO HEREBY DESIGNATED AS "EASEMENTS" FOR DRAINAGE AND UTILITY LINES.

4. THAT PORTION OF THE COMMON ELEMENTS SO DESIGNATED IN THIS DECLARATION, AND THE COMMON ELEMENTS, AND ARE RESERVED FOR THE EXCLUSIVE USE OF THE UNIT APPEARING AFTER SUCH DESIGNATION. ALL AS MORE FULLY PROVIDED IN THE DECLARATION OF COMMON OWNERSHIP AND OF EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS, PLACED OR TO BE PLACED UPON THE LANDS INCLUDED IN THIS DEVELOPMENT.

REVISED 9-11-07 AREA OF UNITS F & L

GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS
1207 CEDARWOOD DRIVE, CREST HILL, ILLINOIS 60403 815/738-1010

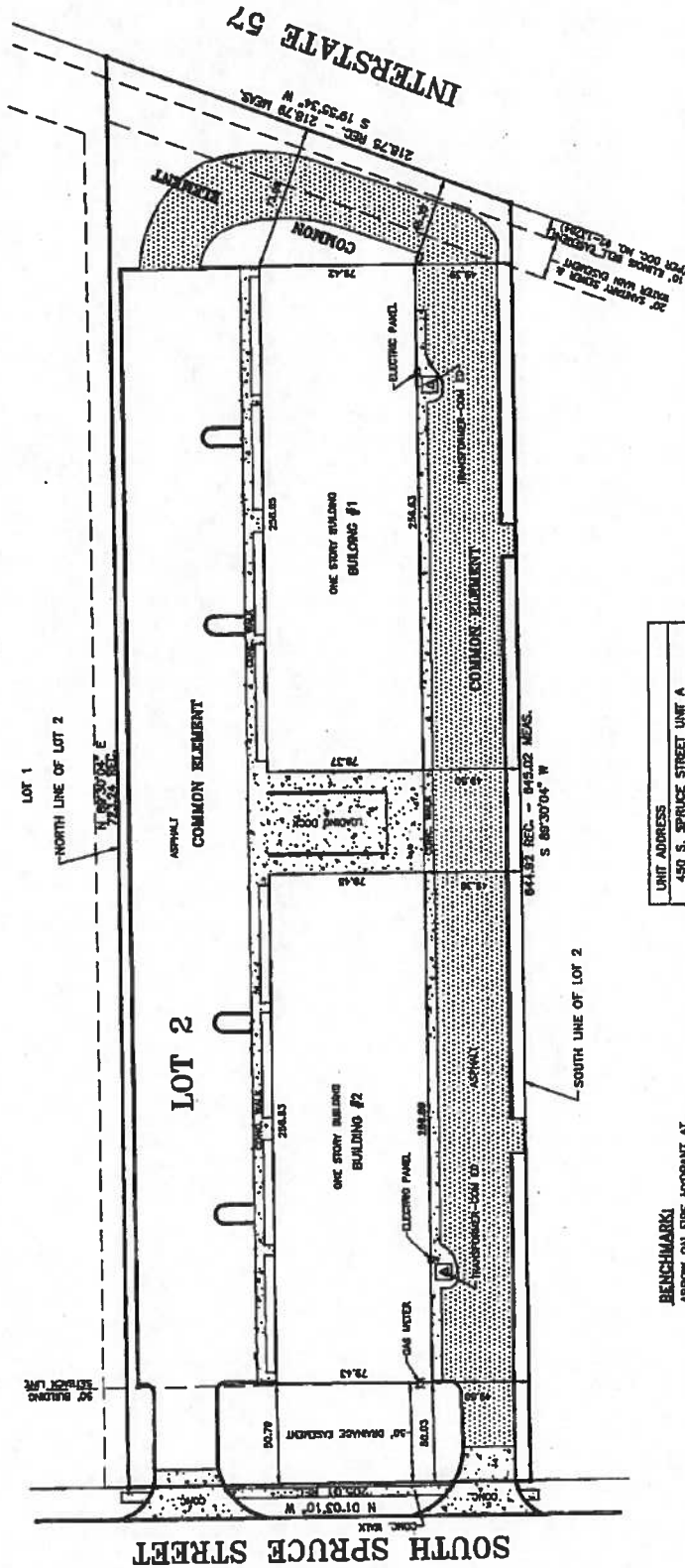
PROJECT: BOO WAGNER	FIELD BOOK #:	U-08 04
DRAWN BY: JAY	DATE: 6/11/07	SCALE: 1"=20'
JOB NO. 17877		

PLAT OF SURVEY I-57 INDUSTRIAL COMMONS CONDOMINIUM

LOT 2 IN DIVERSIFIED WEST 2ND ADDITION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 07, TOWNSHIP 14N, RANGE 04E, MERIDIAN 10W, COUNTY OF ILLINOIS, AS SHOWN ON RECORD SUBDIVISION PLAT RECORDED DECEMBER 14, 1988, AS DOCUMENT NO. 8828313, IN KANE COUNTY, ILLINOIS.

ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECT AS OF FIVE/20/07.
"Ø" INDICATES IRONS FOUND

SCALE 1" = 40'



UNIT ADDRESS
450 S. SPRUCE STREET UNIT A
450 S. SPRUCE STREET UNIT B
450 S. SPRUCE STREET UNIT C
450 S. SPRUCE STREET UNIT D
450 S. SPRUCE STREET UNIT E
450 S. SPRUCE STREET UNIT F
450 S. SPRUCE STREET UNIT G
450 S. SPRUCE STREET UNIT H
450 S. SPRUCE STREET UNIT I
450 S. SPRUCE STREET UNIT J
450 S. SPRUCE STREET UNIT K
450 S. SPRUCE STREET UNIT L

BENCHMARK:
ARROW ON FIRE HYDRANT AT
NORTHWEST CORNER OF LOT 2
ELEVATION = 679.85

STATE OF ILLINOIS)
COUNTY OF ILLINOIS)
I, JAMES R. BULLI, A PROFESSIONAL LAND SURVEOR IN
GOOD AND ACTIVE STATUS, DO HEREBY CERTIFY THAT I HAVE
LOCATED THE MONUMENTS THEREON AND PLATTED THE LAND DESCRIBED
IN THE FOREGOING CAPTION. I DO FURTHER CERTIFY THAT I HAVE OBTAINED
ALL NECESSARY RECORDS AND THAT THIS PLAT IS A CORRECT
REPRESENTATION THEREOF, DATED AT GREAT FALLS, ILLINOIS THIS
30th DAY OF July, 2007, A.D.

NOTE:
BEARINGS SHOWN ARE RECORD BEARINGS
AS SHOWN ON RECORDED SUBDIVISION PLAT.

FIELD WORK COMPLETED ON 6-4-07

GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS
1507 CANTONWOOD DRIVE GREAT FALLS, ILLINOIS 62433 815/728-1610
PROJECT: IRR SWANSEA FIELD BOOK # 14-35 24
DRAWN BY: JMB DATE: 6/11/07 SCALE: 1"=40' JOB NO. 17887
COPYING THIS PLAT WITH YOUR BUSINESS AND INDUSTRY SHOULD NOT BE CONSIDERED