

AVAILABLE FOR SALE / LEASE

300 HARVESTORE DRIVE

DEKALB, ILLINOIS



**BUILDING SPECIFICATIONS:**

|                             |                                                                                                                                                                         |                    |                                                                                                                                                                                                                                                                                                                                                                                                                        |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>BUILDING SIZE:</b>       | ±35,000 SF                                                                                                                                                              | <b>TAXES:</b>      | \$38,782 (2019, payable 2020)                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>OFFICE:</b>              | ±4,000 SF                                                                                                                                                               | <b>SALE PRICE:</b> | \$2,275,000                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>SECOND FLOOR OFFICE:</b> | 1,000 SF (not included in building SF)                                                                                                                                  | <b>LEASE RATE:</b> | \$4.95 PSF Net                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>INSPECTION ROOM:</b>     | ±625 SF with mezzanine storage                                                                                                                                          | <b>COMMENTS:</b>   | <ul style="list-style-type: none"><li>› 70' trench drain with triple catch basin</li><li>› Employee break and locker room</li><li>› Parking lot seal coated in 2020</li><li>› All new man doors installed in 2018</li><li>› South parking lot completed in 2018</li><li>› New 1,250 SF building office expansion in 2018</li><li>› Customer waiting area with restroom</li><li>› Unique clear span warehouse</li></ul> |
| <b>CLEAR HEIGHT:</b>        | ±17'-22'                                                                                                                                                                |                    |                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>PARKING:</b>             | 50+ spaces                                                                                                                                                              |                    |                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>SPRINKLER:</b>           | Yes                                                                                                                                                                     |                    |                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>POWER:</b>               | 400a/480v and 1200a/208v                                                                                                                                                |                    |                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>LOADING:</b>             | <ul style="list-style-type: none"><li>› 4 exterior dock doors</li><li>› 2 automatic drive-in doors: 14' x 12'</li><li>› 3 automatic drive-in doors: 12' x 14'</li></ul> |                    |                                                                                                                                                                                                                                                                                                                                                                                                                        |

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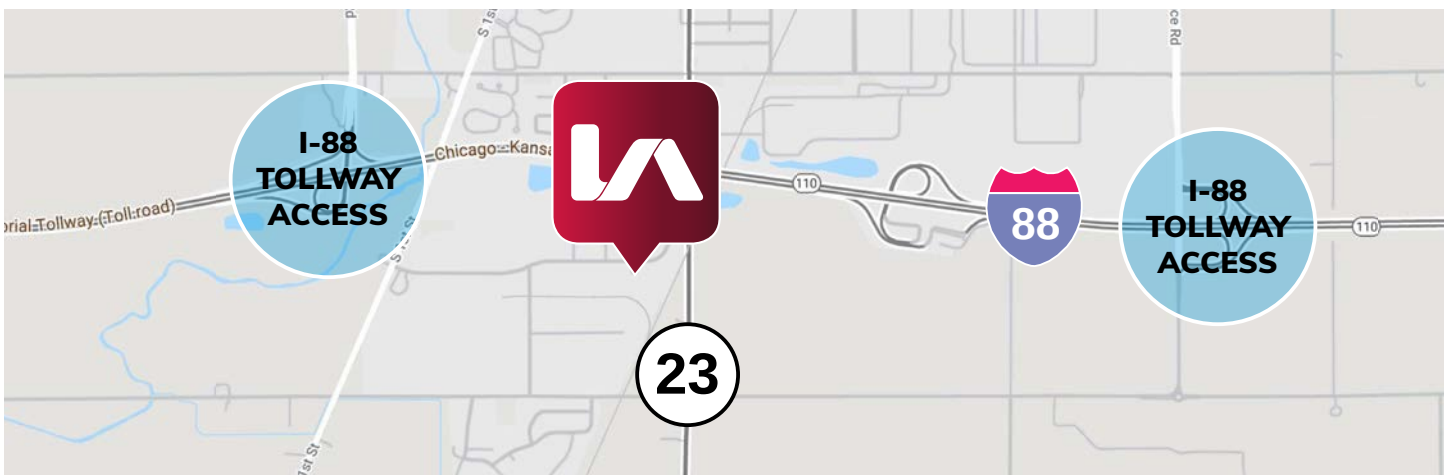
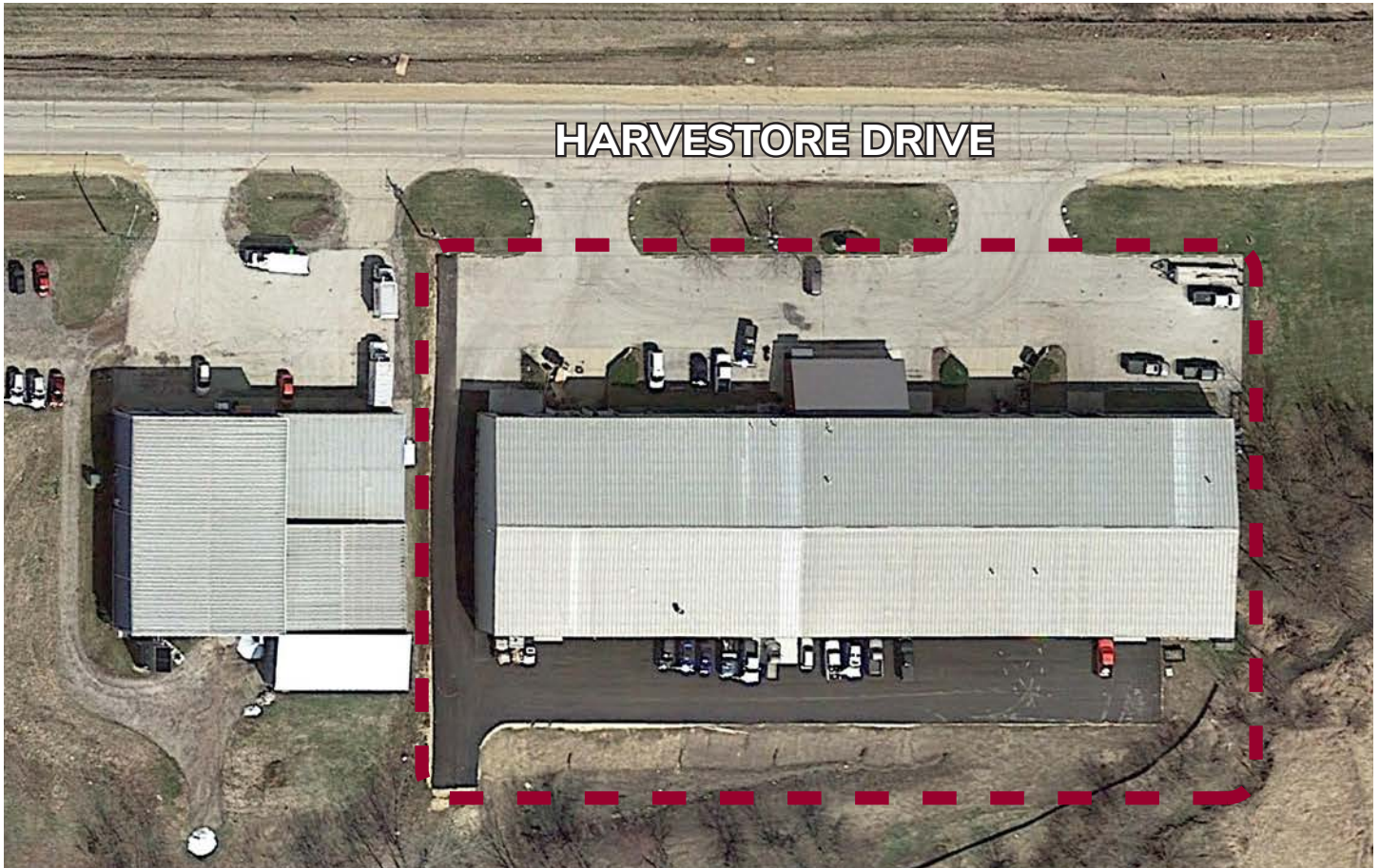




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