

AVAILABLE FOR SALE / LEASE

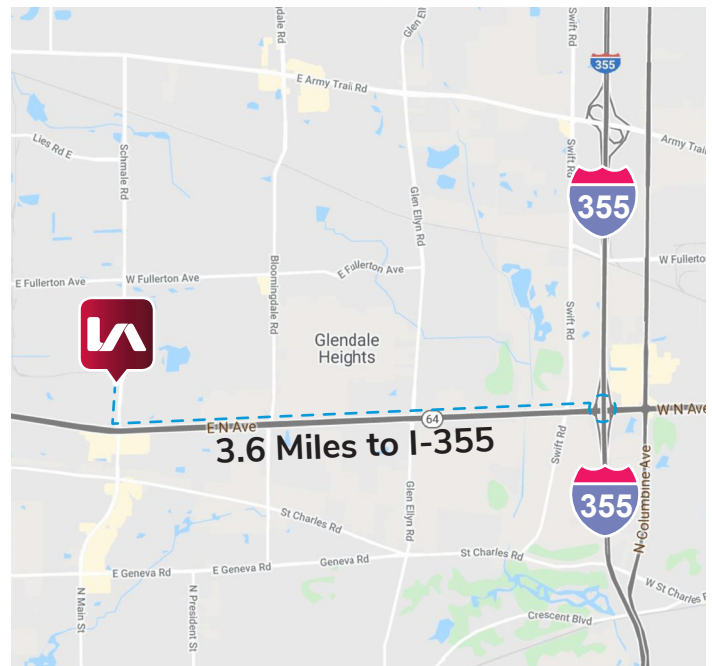
575 RANDY ROAD

CAROL STREAM, ILLINOIS 60188



**BUILDING SPECIFICATIONS:**

<b>BUILDING SIZE:</b>	12,000 SF
<b>OFFICE:</b>	3,000 SF (to be verified)
<b>SITE SIZE:</b>	1.38 acres
<b>CLEAR HEIGHT:</b>	9'
<b>LOADING:</b>	One (1) drive-in door (10' W x 8' H)
<b>PARKING:</b>	60 surface spaces
<b>POWER:</b>	800 amps, 3-phase (to be verified)
<b>TAXES:</b>	\$20,978.68 (\$1.75 PSF)
<b>SALE PRICE:</b>	\$1,000,000
<b>LEASE RATE:</b>	Subject to offer
<b>COMMENTS:</b>	<ul style="list-style-type: none"><li>› Office recently demoed</li><li>› AC throughout</li><li>› Corner location</li><li>› High visibility</li><li>› Outdoor storage (per village approval)</li></ul>



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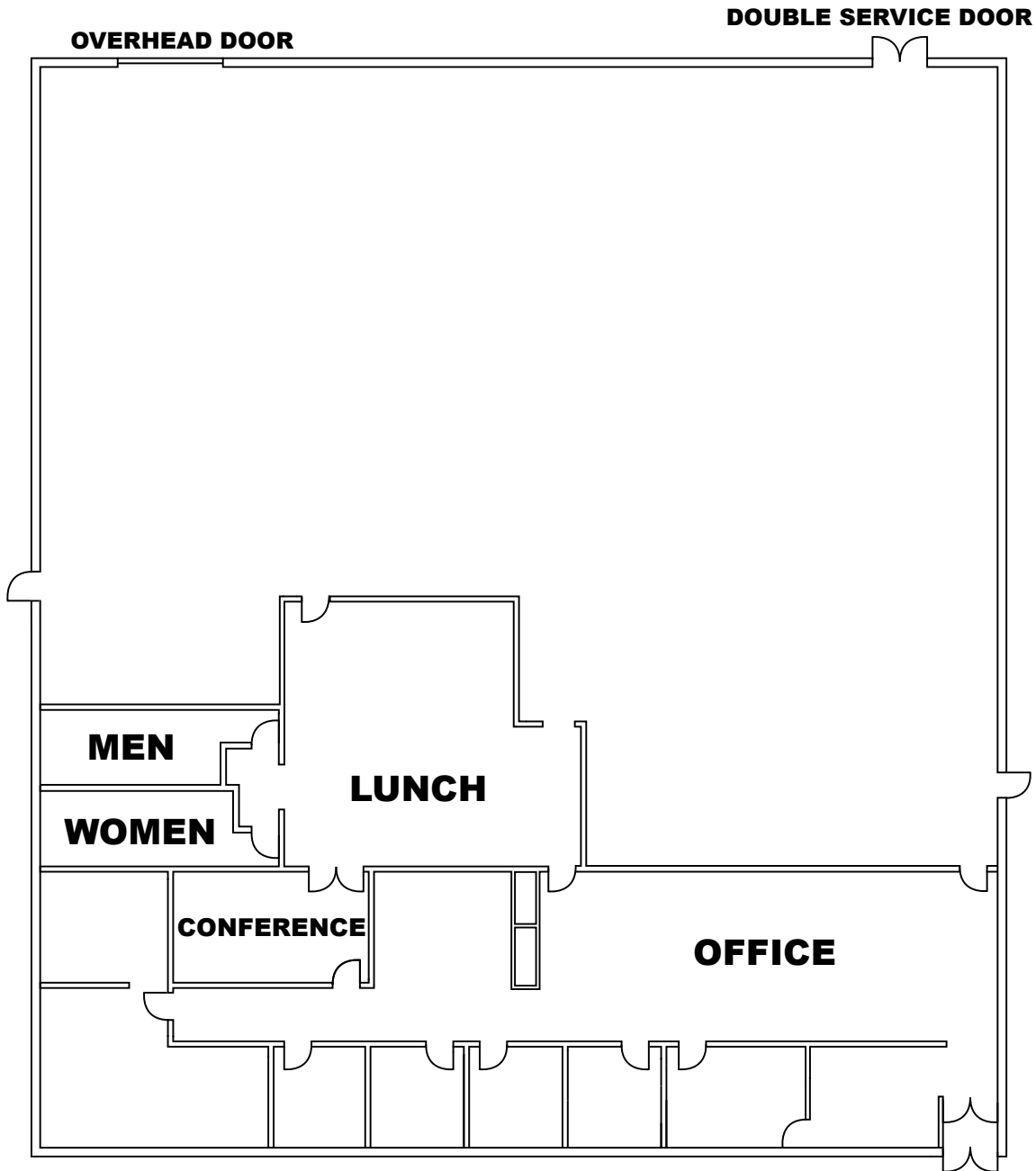
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