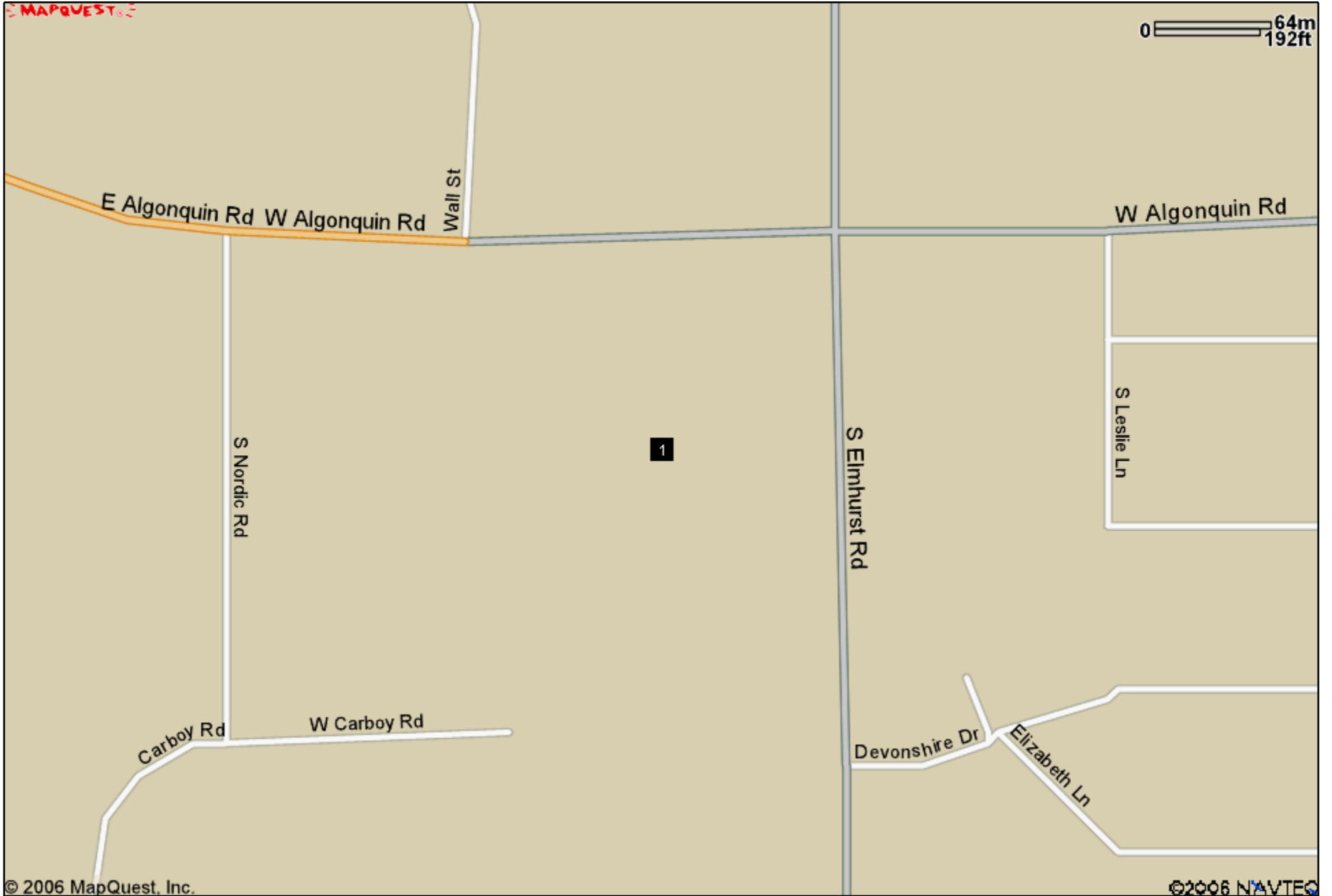

Sample Mount Prospect Industrial Survey



1840-1864 S Elmhurst Rd



Location: **O'Hare Business Center
Northwest Ind Cluster
Northwest Cook Ind Submarket
Cook County
Mount Prospect, IL 60056**

Building Type: **Warehouse**
Status: **Built 1991**
Tenancy: **Multiple Tenant**

Land Area: **7.44 AC**
Stories: **1**
RBA: **56,182 SF**

Management: **Morgan Realty Partners**
Recorded Owner: **Principal Life Insurance Company**

Total Avail: **17,211 SF**
% Leased: **80.4%**

Ceiling Height: **14'6"**
Column Spacing: **-**
Drive Ins: **10'0" w x 10'0" h**
Loading Docks: **14 ext**
Power: **200a/208v 3p**

Crane: **None**
Rail Line: **None**
Cross Docks: **None**
Const Mat: **Masonry**
Utilities: **Gas - Natural, Heating - Gas, Sewer - City,
Water - City**

Expenses: **1999 Tax @ \$2.72/sf, 1997 Est Tax @ \$2.63/sf; 1996 Ops @ \$1.06/sf, 2000 Est Ops @ \$1.19/sf**

Parcel Number: **08-23-401-045-0000, 08-23-401-046-0000, 08-23-401-047-0000**

Parking: **Free Surface Spaces**
Amenities: **Property Manager on Site**

Floor	SF Avail	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Use/Type
P 1st / Suite 1848	6,346/1,900 ofc	6,346	\$9.50/mg	Vacant	Negotiable	Direct
P 1st	6,218/3,100 ofc	6,218	\$9.17/mg	30 Days	Thru Mar 2010	Sublet

Perfect sub-lease for flex-space user - 50/50 office/warehouse. Immediate. Modified Gross Lease - RE Tax Stop = \$3.10. SW Corner of Algonquin Road and Elmhurst Road (Rt. 83)

Building Notes

* Modern Masonry Construction

1840-1864 S Elmhurst Rd(cont'd)



- * New Construction, Upscale Corporate Image
- * Expansion Available for Tenants
- * Common Area Maintenance is Billed as Additional Rent
- * Most Units Have 14'16" Clear Ceiling Height in Warehouse
- * Most Units Have 200 Amp/208 Volt, 3-Phase Electrical Service
- * Professionally Managed by Arthur J. Rogers & Co.
- * Close proximity to I-90 via Elmhurst Road