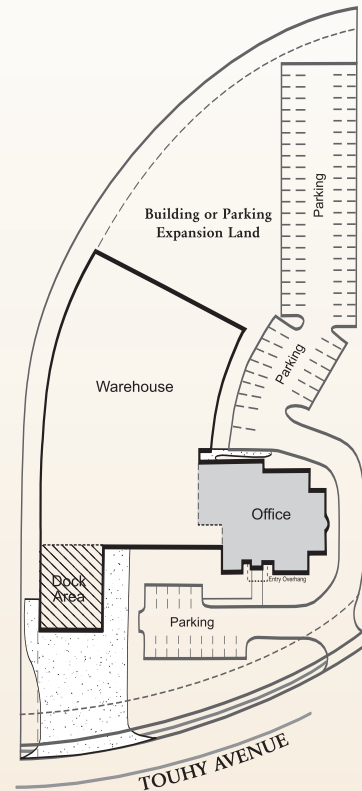


# 700 Touhy Avenue Elk Grove Village, Illinois

<b>Building Size:</b>	±39,545 Square Feet (expandable)
<b>Office Area:</b>	±9,670 Square Feet
<b>Land:</b>	2.9 Acres
<b>Loading:</b>	3 Interior Docks 1 Drive-in Door (12'x12')
<b>Ceiling Height:</b>	21' clear
<b>Power:</b>	4000 Amps
<b>Age:</b>	1989
<b>Parking:</b>	75 cars (expandable)
<b>Heat:</b>	Gas Fired
<b>Sale Price:</b>	\$3,500,000 / \$88.51 p.s.f.
<b>Lease Rate:</b>	\$7.95 p.s.f. net
<b>Real Estate Taxes:</b>	\$35,568 / \$0.90 p.s.f.
<b>Comments:</b>	<ul style="list-style-type: none"><li>• High image, fully air conditioned facility</li><li>• Class A office finishes</li><li>• 6B Tax Reduction - Approx. 10 yrs. remaining</li></ul>



Class "A" office area

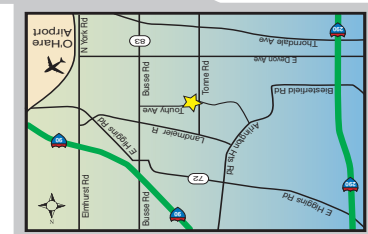


Fully air conditioned warehouse

For further information, please contact  
Patrick J. Shannon,  
Richard G. Daly, Principal  
or Grant W. Glattly



Darwin Realty & Development Corporation  
970 N. Oak Lawn Ave. • Suite 100  
Elmhurst, IL 60126  
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# 700 Touhy Avenue Elk Grove Village, Illinois

**6B TAX  
 REDUCTION**  
 .90¢/sq. ft.



**Available**  
**39,545 Square Feet**

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