

AVAILABLE FOR LEASE
409-419 TOUHY AVENUE
 DES PLAINES, ILLINOIS 60018

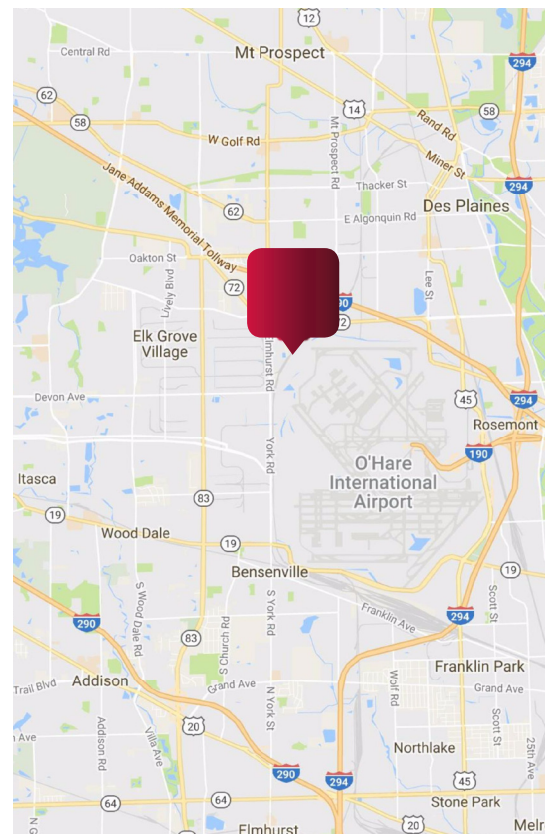


BUILDING SPECIFICATIONS:

	409 / 417 TOUHY	415 TOUHY
UNIT SIZE:	10,564 SF	6,600 SF
OFFICE AREA:	1,000 SF	1,200 SF
CEILING HEIGHT:	14'	12'
TRUCK LOADING:	Access to Docks 2 DIDs	1 Drive-in Door (more can be added)
POWER:	(2) 200 Amps	200 Amps
HEAT:	Gas	Gas
PARKING:	15 Spaces	6 Spaces
ZONING:	Zoning for Auto and Truck Repair	
INSURANCE / CAM:	\$0.35 PSF	
TAXES:	\$2.68 PSF	
LEASE RATE:	\$7.50 PSF Net	

COMMENTS:

- Showrooms and Office are Air-conditioned
- Zoned for automotive use, mechanical and/or body fender work, inside car storage, and many other uses.
- Outstanding exposure to 70,000 cars per day
- Located near O'Hare International Airport, midway between Elmhurst Road and Mt. Prospect Road
- Drive-in Doors may be added



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