

25,528 SF Available



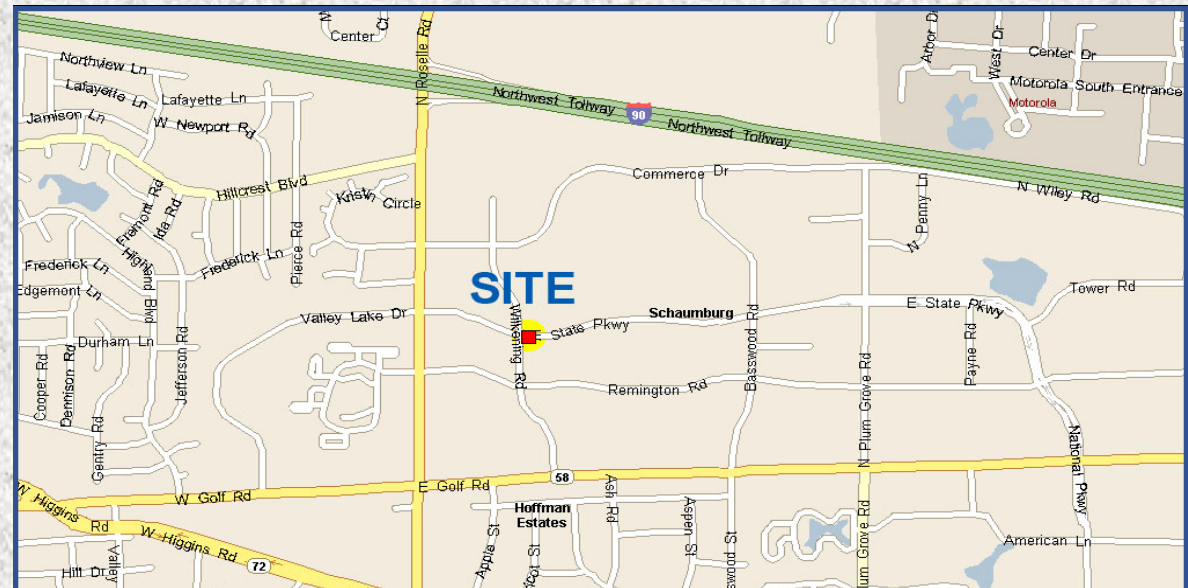
**140 EAST STATE PARKWAY
SCHAUMBURG, ILLINOIS**

- Unique industrial facility on 2.01 acres of land
- Easy access to I-90 Expressway
- Large modern office spacious air-conditioned showroom/warehouse
- Excellent condition
- Extra power

For More Information
Please Contact:

Mas Ishida or Susan Steel
TOBI International Corporation
2860 River Road | Suite 140
Des Plaines, Illinois 60018

Phone: (847) 635-7118
Fax: (847) 635-7099
ishida@tobicorp.com



No warranty or representation is made to the accuracy of the foregoing information. Terms of lease & availability are subject to change or withdrawal without notice.



AVAILABLE PROPERTY

**140 East State Parkway
Schaumburg, Illinois**

- **BUILDING SIZE:** 25,528 square feet
- **AVAILABLE:** Spring 2009
- **ASKING LEASE PRICE:** \$ 7.00 per square foot net
- **ASKING SALE PRICE:** Subject to Offer
- **LAND SIZE:** 87,477 square feet (2.01 acres)
- **OFFICE SIZE:** 9,800 square feet (lower roof area)
- **SHOWROOM:** 14,650 square feet (air-conditioned)
- **WAREHOUSE:** 1,078 square feet
- **CEILING HEIGHT:** 22' clear — both in showroom and warehouse
- **LOADING:** One (1) powered drive-in door (15'9" X 14')
- **POWER:** 2,600 amps
- **HEAT:** Gas
- **SPRINKLERED:** Yes
- **PARKING:** 57 car
- **CONSTRUCTION:** Masonry
- **YEAR BUILT:** 1992
- **TAXES:** \$ 92,851 (\$3.64 per sq. ft. — 2008 tax/under protest)
- **REMARKS:** Modern facility in excellent condition

❖ **CONTACT** ❖

MAS ISHIDA, SIOR
Principal
(847)635.7118 x22
ishida@tobicorp.com

SUSAN STEEL
Partner
(847) 635.7118 x21
steel@tobicorp.com

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