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**PROPERTY SUMMARY**

**335 E. Army Trail Road  
Glendale Heights, IL 60108  
(Between Starbucks & Buona Beef)**

**FOR SALE OR LEASE**

<b>Building Size:</b>	<b>Entire building 7,000 Sq. Ft./Can be divided into 2, 3 or 5 units</b>
<b>Electrical Service:</b>	<b>120/208 volts – 400 amps</b>
<b>Roof:</b>	<b>Rubber</b>
<b>Ceiling Height:</b>	<b>16' Clear</b>
<b>Age:</b>	<b>10</b>
<b>Parking:</b>	<b>46 Parking spaces</b>
<b>Land size:</b>	<b>38,000 Sq. Ft.</b>
<b>Zone:</b>	<b>C2</b>
<b>Rental Rate:</b>	<b>\$18.00 Sq. Ft.</b>
<b>CAM:</b>	<b>\$ 0.46 Sq. Ft.</b>
<b>Taxes:</b>	<b>\$ 3.58 Sq. Ft.</b>
<b>Sale Price:</b>	<b>\$ 1.8 Million</b>
<b>Taxes:</b>	<b>\$25,062</b>