

**436,500 SF AVAILABLE (DIVISIBLE)**



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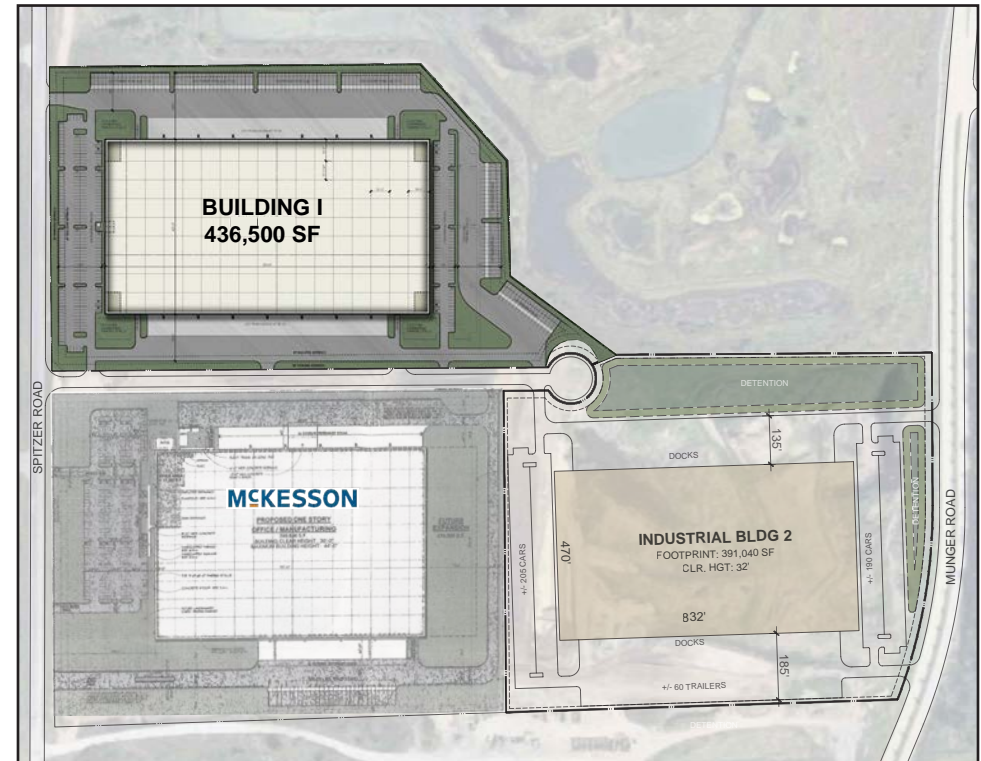
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**LEE &  
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COMMERCIAL REAL ESTATE SERVICES

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### BUILDING 1 SPECIFICATIONS:

<b>BUILDING SIZE:</b>	436,500 SF (Divisible to 100,000 SF)
<b>OFFICE:</b>	To Suit
<b>BAY SIZE:</b>	52' x 52'
<b>CLEAR HEIGHT:</b>	36'
<b>LOADING:</b>	54 Docks (Crossdock)
<b>SPRINKLER:</b>	ESFR
<b>AUTOMOBILE PARKING:</b>	340 Spaces
<b>TRAILER PARKING:</b>	125 Stalls
<b>POWER:</b>	To Suit
<b>CAM:</b>	\$0.30 PSF
<b>INSURANCE:</b>	\$0.10 PSF
<b>REAL ESTATE TAXES:</b>	\$1.58 PSF (Est. 2021)
<b>POSSESSION DATE:</b>	July 1, 2021
<b>LEASE RATE:</b>	Subject to Offer

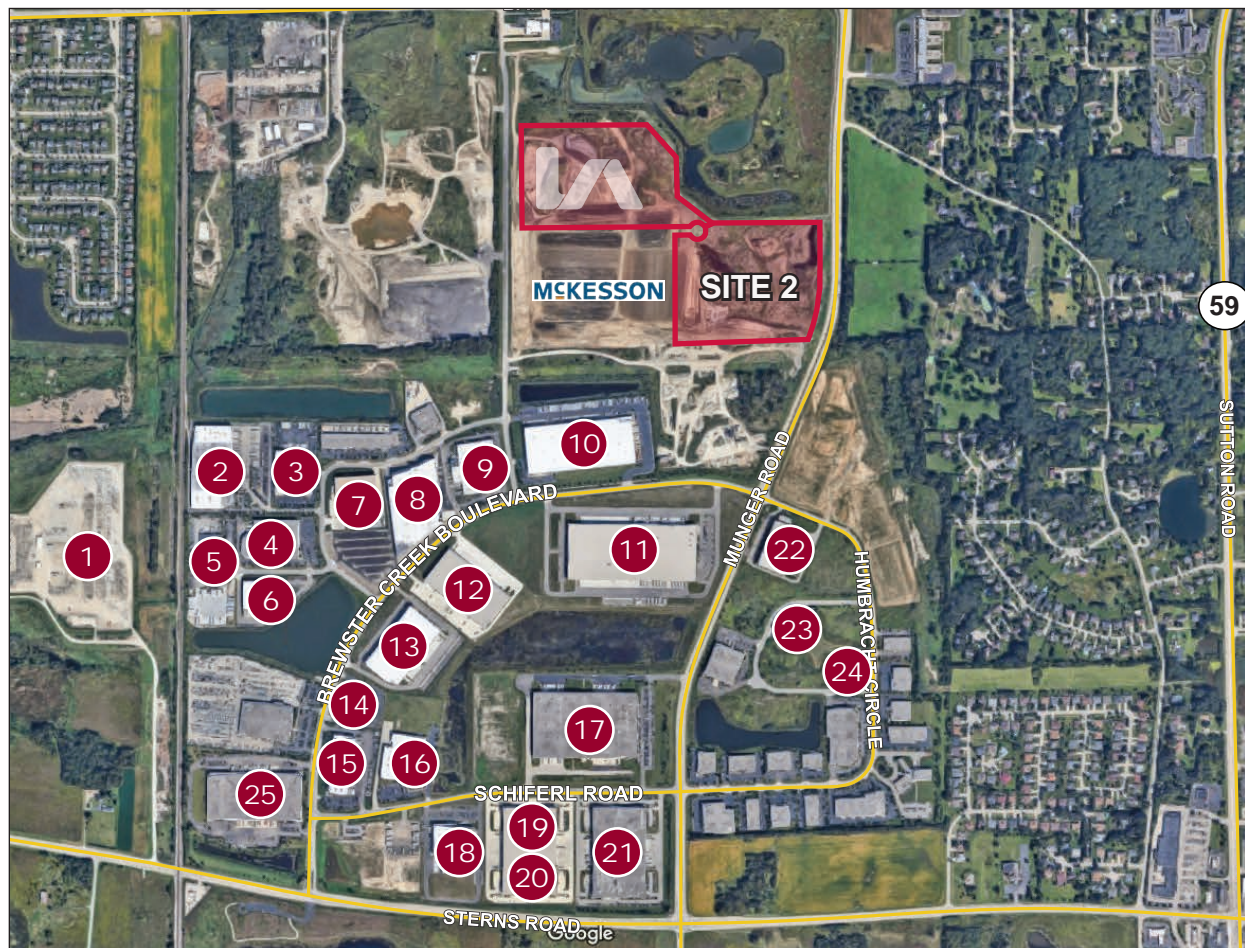


### PARK HIGHLIGHTS

- ◇ 670 Acre Business Park
- ◇ Major tenants include ITW, Greco & Sons, Auto Truck Group, Rana, Creative Werks & Cheese Merchants of America
- ◇ 6.5 miles to IL-390 (Elgin-O'Hare Expressway) via Stearns Road
- ◇ 8 miles to I-90 via Route 59
- ◇ 10 miles to I-88 via Route 59







## BREWSTER CREEK TENANTS

- |                                     |                                     |
|-------------------------------------|-------------------------------------|
| 1 ComEd                             | 14 Mid America Water Treatment Inc. |
| 2 Greco and Sons                    | 15 Get Fresh Produce                |
| 3 Rana                              | 16 S&D Products                     |
| 4 Midwest Molding, Inc.             | 17 Creative Werks                   |
| 5 Worldwide Express, Inc.           | 18 Matrix Industrial Automation     |
| 6 BBS Automation                    | 19 Winhere Brake Parts Inc.         |
| 7 Ace Relocation Systems            | 20 Brolite                          |
| 8 Rana                              | 21 Cheese Merchants                 |
| 9 Rana                              | 22 Access Information               |
| 10 Axis Warehouse                   | 23 IPR Incorporated                 |
| 11 Animal Supply Co.                | 24 Herrmann Ultrasonics             |
| 12 Clarke Packing & Crating Company | 25 ITW                              |
| 13 Axiom Plastics                   |                                     |

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