

# REAL ESTATE AUCTION

Tuesday, March 25<sup>th</sup>

To Be Sold Subject to Minimum Bid of ONLY \$750,000!

***NN Leased Single Tenant - \$177,004 NOI***



Schneider  
Electric

*Don't miss this opportunity to name your price and own this outstanding investment property!*



**FINE**  
& COMPANY LLC  
REAL ESTATE AUCTION & ADVISORY SERVICES

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**Auction Hotline: 312.278.0600 ext 101 On the Web: [www.fineandcompany.com](http://www.fineandcompany.com)**



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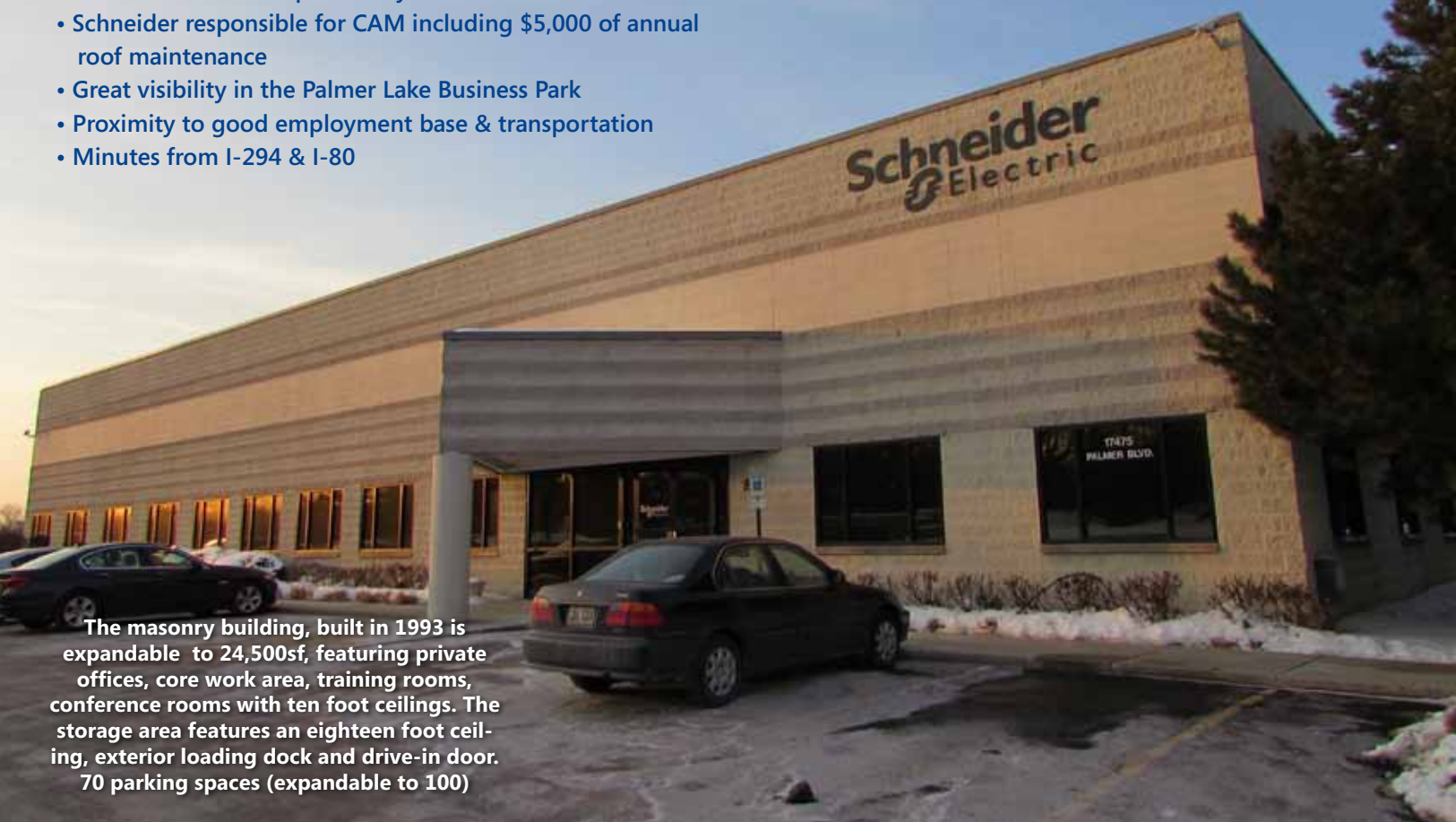
**Minimum bid price of  
\$40.25 per square foot!  
Base rent of \$9.50/SF**



## Why Buy This Property?

- Publicly traded global tenant since 2001
- Tenant commitment to location
- Desirable lease structure
- Minimal landlord responsibility
- Schneider responsible for CAM including \$5,000 of annual roof maintenance
- Great visibility in the Palmer Lake Business Park
- Proximity to good employment base & transportation
- Minutes from I-294 & I-80

Other companies in the Palmer Lakes Business Park and in Hazel Crest include: Mijack Products, Inc. the worlds largest producer of intermodal cranes for the railroad and port intermodal industry, Lanco Corporate Offices, CFT Chicago a non-for-profit organization providing support to individuals with developmental disabilities, AB&D Custom Furniture Inc., Children's Hunger Fund.



The masonry building, built in 1993 is expandable to 24,500sf, featuring private offices, core work area, training rooms, conference rooms with ten foot ceilings. The storage area features an eighteen foot ceiling, exterior loading dock and drive-in door. 70 parking spaces (expandable to 100)



**17475 Palmer Boulevard, Homewood, IL**  
**Palmer Lake Corporate Business Park**

**NN Leased Single Tenant - \$177,004 NOI**



10' Ceilings • Project Room



Tech Training Room



Storage Area

The property is 100% occupied by Schneider Electric, a global specialist in energy management with operations in more than 100 countries.

**On Site Inspections at 1pm**  
**Tuesdays, February 25<sup>th</sup> March 4<sup>th</sup>, 11<sup>th</sup>, 18<sup>th</sup>**  
Check our website for updated information!

### Tenant Summary

**Tenant Name:** Schneider Electric  
**Ownership Location:**  
Rueil-Malmaison (France)  
**Lease Type:** Double-Net (NN)  
**Leased Through:** 8/31/16  
Two, three year options  
**Current Annual Rent:** \$177,004

### Sealed Bid Deadline

Sealed Bids are due no later than March 25, at 3:00 p.m., delivered to the offices of Fine & Company, LLC  
747 Lake Cook Road, Suite 100W  
Deerfield, IL 60015  
Cashier's Check to bid: \$35,000



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#### Bidder's Information Packet:

A detailed Bidder's Information Packet has been assembled and includes: detailed auction and property information, purchase & sale agreement, and terms of sale. Bidder's Information Packets are available in either electronic form for \$30.00 or printed versions for \$50.00 and are available at all on-site inspections or by emailing us at [info@fineandcompany.com](mailto:info@fineandcompany.com).

**Terms of Sale:** This auction is being conducted subject to the Terms of Sale as stated in the Bidder's Information Packet and the Purchase and Sale Agreement.

**Buyer's Premium:** A 7% buyer's premium will be added to the final high bid price per the Terms of Sale.

**Broker Participation Invited:** Buyer's Agent participation is invited! A 2% referral fee will be paid by the Seller to the REALTOR®/Broker whose registered buyer closes on this property. Please refer to the Buyer Broker registration requirements in the Terms of Sale.

**Disclaimer:** For additional Terms of Sale: See Purchase and Sale Agreement available at all inspections. The Seller and Auctioneer and their agents assume no liability for inaccuracies, errors or omissions in the auction marketing materials, including the Bidder's Information Packet. ALL ACREAGE, SQUARE FOOTAGE, DIMENSIONS, RENTS & OTHER INVESTMENT CALCULATIONS, AND TAXES IN THIS AND OTHER MARKETING MATERIALS ARE APPROXIMATE. This offering may be withdrawn, modified or canceled without notice at any time.

# NN Leased Single Tenant - \$177,004 NOI

18,632sf in Palmer Lake Business Park

17475 Palmer Boulevard, Homewood, IL

**24% CAP Rate at Minimum Bid!**



PO Box 1588, Deerfield, IL 60015

**(312) 278-0600**

[www.fineandcompany.com](http://www.fineandcompany.com)

Fine & Company, LLC, Lic. #475-098623 - Licensed IL Broker

## REAL ESTATE AUCTION

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### 18,632sf Primarily Office

17475 Palmer Boulevard, Homewood, IL

