

MARKET UPDATE

SERVICES :

- Acquisitions
- Dispositions
- Tenant/Landlord Representation
- Leasing and Sub-Leasing
- Buyer/Seller Representation
- Investment Properties
- Strategic Planning
- Site Selection
- Build-to-Suit
- Market Analysis
- Property Valuation
- Corporate Services
- Economic Incentive Consulting
- Property Management

We are pleased to announce the opening of...

Entre Commercial Realty LLC

Bringing an entrepreneurial and aggressive approach to the brokerage industry

It is with much excitement that we announce the formation of **Entre Commercial Realty**, a firm providing superior industrial and commercial real estate brokerage services to middle-market businesses and investment groups. After many years in the corporate real estate world, we felt the need to create an environment which was more in-line with our clients' businesses.

Most of our clients are mid-sized businesses that are successful because they can adapt quickly to changes in their marketplace. Our focus is the same. We're not bogged

down with corporate reporting and politics. We dedicate our time on accomplishing our clients' objectives, which is why they hire us in the first place. Our clients appreciate our enhanced focus and attention, our proactive approach, and our ability to identify opportunities and to respond quickly to changing market conditions.

We have access to top-notch marketing resources, we are members of key industry networking and trade associations, and most of all, we are aggressive and eager to earn your business.

In this inaugural issue of our newsletter, we highlight some of our current projects and available properties. Please feel free to contact us if you would like to learn more about any of these projects or if you'd like to learn how our aggressive and entrepreneurial ap-

proach can benefit your business.

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Inside:

- New construction in Lake Zurich and East Dundee , Illinois (Page 2)
- Redevelopment at Evergreen Business Center, Schaumburg , Illinois (Page 4)

MIRA Selects Entre Commercial Realty

Midwest Industrial Relocation Associates (MIRA) is a prominent trade association founded to help industrial companies avoid relocation problems by providing professional resources and educational materials. MIRA has assembled a team of experts which handle virtually all aspects of an industrial relocation from the preliminary investigative stages to move co-ordination and final move-in. MIRA has

selected Entre Commercial Realty LLC as its preferred provider of commercial and industrial real estate services to its clients. To find out more about how MIRA can help your company during your next relocation go to www.miramoves.com.



AVAILABLE PROPERTIES & NEW DEVELOPMENTS



**High Image 32,889 square foot building
345 Memorial Drive, Crystal Lake, Illinois
For Sale or Lease**

- Divisible into 25,000 square foot and 8,000 square foot units
- 22' clear ceilings
- Modern precast construction



**33,480 square foot facility, expandable and divisible
185 Detroit Street, Cary, Illinois *
For Sale or Lease**

- Large 2.75 acre land site for expansion or outside storage
- 2 truck docks, 1 drive-in door
- Fully air-conditioned



**Rare free-standing 9,500 square foot building
1160 Abbott Drive, Elgin, Illinois *
For Sale or Lease**

- Precast construction
- Built in 1996
- Well-distributed power
- Flexible lease/sale terms available



**16,708 square foot facility on 2.5 Acres
Route 14 and Crowley Roads, Harvard, Illinois
For Sale or Lease**

- Retail, wholesale, commercial or industrial potential
- Located at stoplight intersection
- 3,600 + square foot showroom/office
- Outdoor storage potential

**Lake Zurich Corporate Park &
East Dundee's Prairie Lake
Business Park**

**NEW CONSTRUCTION
For Sale or Lease**

- 6,000 square foot and 15,000 square foot units for SALE
- Modern precast construction
- 20' clear ceilings

* Members of this firm have an ownership interest in this property

AVAILABLE PROPERTIES & NEW DEVELOPMENTS

3.78 Acre Land Site
2361 North Palmer Drive, Schaumburg, Illinois
For Sale or Build-to-Suit

- 3.78 acres available for sale or build-to-suit
- Up to 65,000 square foot building
- 6B tax incentive potential



The Most Economical Space Available
in the Schaumburg Market - Parkway Plazas I & II
For Lease

- Units from 3,000 to 35,000 square feet
- All units have truck docks and drive-in door access
- Excellent access to expressways and area amenities
- Flexible lease terms available



High Image 50,000 Square Foot Building
1210-1220 Karl Court, Wauconda, Illinois
For Sale or Lease

- High quality facility in a rapid growth location
- First class precast concrete construction
- 28' clear ceilings
- Excellent truck loading capabilities
- Divisible to units of 15,500 and 34,500 SF



25,331 Square Feet on a 3 Acre Corner Parcel
3000 N. Route 12, Spring Grove, Illinois
For Sale or Lease

- Commercial, retail or industrial uses possible
- Large land site
- Traffic count over 10,000 cars per day
- Near proposed Jewel/Osco, Walgreens and other retail developments



Partially A/C Production/Warehouse Space
1055 Old Rand Road, Wauconda, Illinois

- 11,585 square feet available
- Heavy power
- First class precast concrete and masonry construction
- 2,200 square foot air-conditioned production space



*Announcing a New Company
& a New Approach!*



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FIRST-CLASS MAIL
U.S. POSTAGE
PAID
Buffalo Grove, IL
Permit No. 518

ENTRE
Commercial Realty LLC



COMPLETE REDEVELOPMENT

User / Investor Opportunity
2401 North Palmer Drive,
Schaumburg, Illinois
For Sale or Lease

- 99,456 square foot facility (divisible)
- 32,325 - 42,101 square feet available
- Over 50,000 square feet leased for 5 - 7 years
- 6B taxes of \$0.65/SF

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**BRINGING AN ENTREPRENEURIAL AND AGGRESSIVE
APPROACH TO THE BROKERAGE INDUSTRY**