



Michael John Fleming

Office: 815-941-0207
Fax: 815-941-4617
Cell: 815-347-5151

Peter Michael Fleming

Office: 815-941-0207
Cell: 773-882-6286
Email: pfleming52@yahoo.com

Channahon Industrial Lot

Acres: 0.55 acres

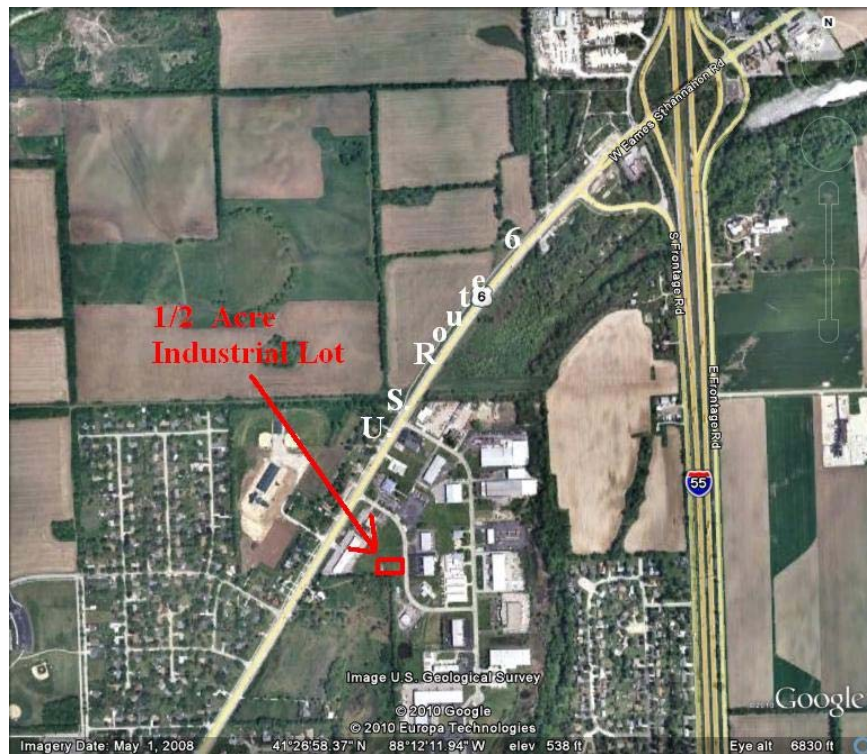
Zoning: Property is annexed into the Village of Channahon
Property is zoned for Industrial Use

Price: \$99,500

Improvements:

- Site can fit up to 4,800 s/f industrial building
- Fully improved lot with utilities to the site
- Private Septic System required on site

Terms: Seller Financing and/or Build to Suit Options Available to
Qualified Buyers/Tenants



Marquette Properties, Inc.
519 Franklin St., Ste. 102, Morris, IL 60450

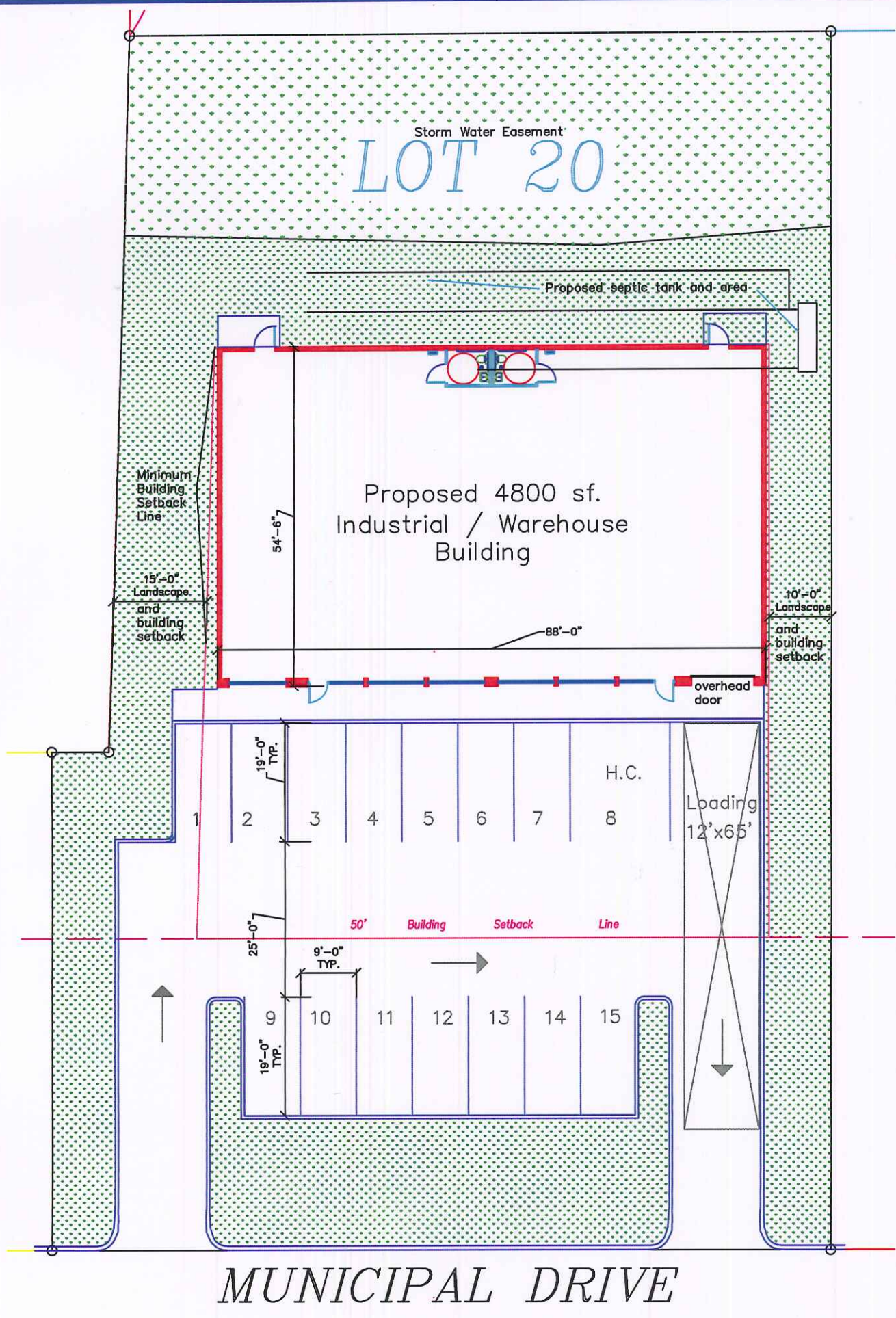
South Municipal Drive
Development Plan
Lot 20 - South Municipal Drive
Channahon, IL

PROJECT NUMBER	REV. NO.	DATE OF REVISION	DESCRIPTION
05177			
SCALE	as noted		
DATE	11/17/2010		

CERTIFICATION
THIS IS TO CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEFS CONFORM TO THE GOVERNING CODES AND ORDINANCES.
LOCATION: <u>Glen Ellyn, IL</u>
SIGNATURE: _____

DAN
DEVELOPMENT LTD.
10 E. 22nd Street, Suite 116, Lombard, IL 60148
Phone: 630 627 0509

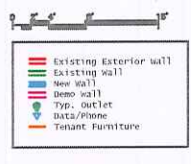
sk1a
OF One



This document is a graphic representation of the premises only. Verification of any dimensions and or improvements shall be the responsibility of the tenant.
This plan is approved for construction. Alterations to this plan may delay and may increase the cost of the buildout and will be responsibility of the tenant.

Approved By : _____
Tenant Representative
Date : _____
Approved By : _____
Landlord Representative
Date : _____

EXHIBIT A



**ACTUAL DEVELOPMENT PLAN -
SUBJECT TO USE AND
VILLAGE OF CHANNAHON APPROVAL.**