

FOR LEASE

Owned and Operated by  **LINK**

300 AIRPORT ROAD

Elgin, IL | FOX RIVER BUSINESS CENTER

40,873 SF



**LEASING INFO
& CONTACT**

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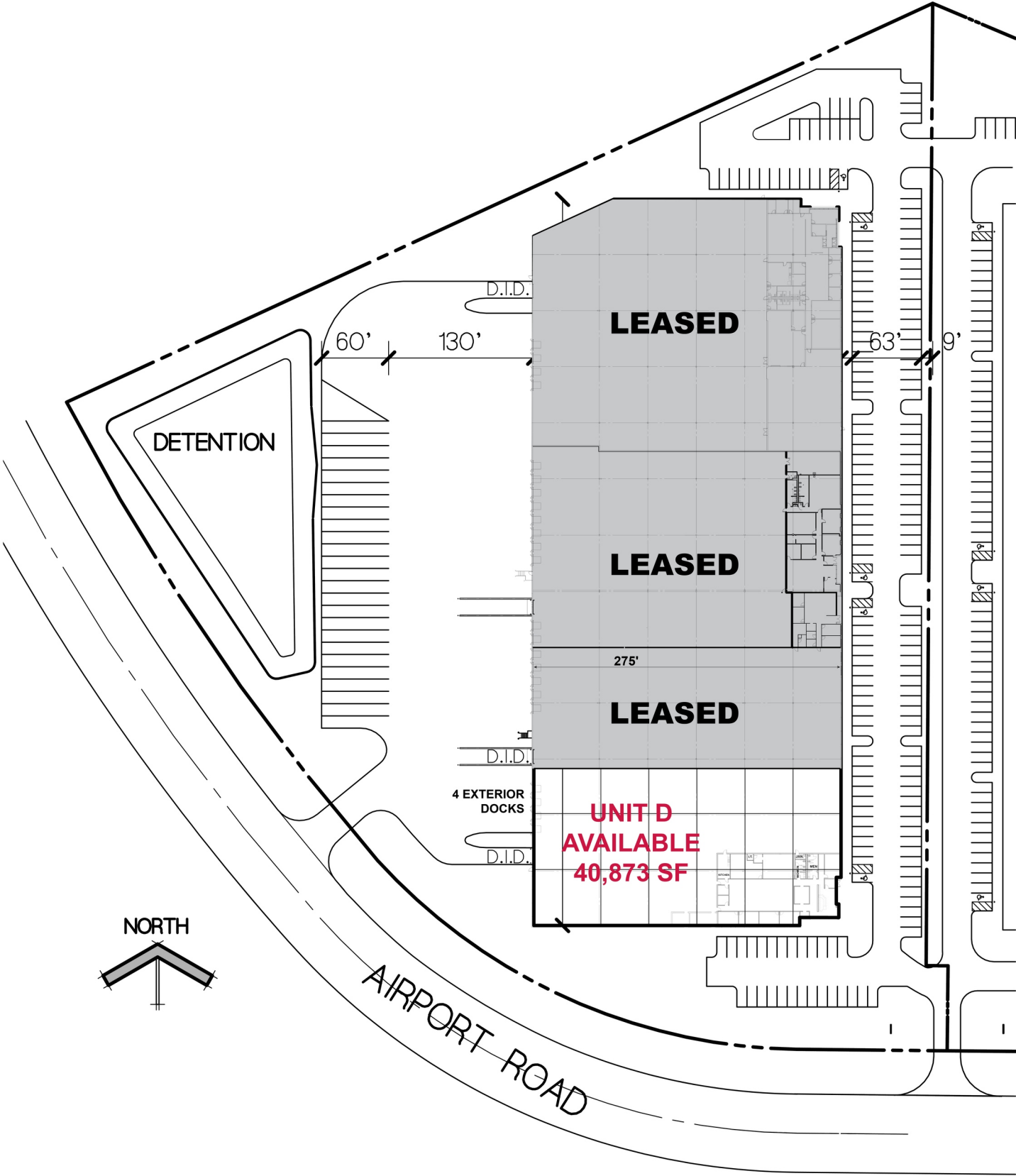
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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

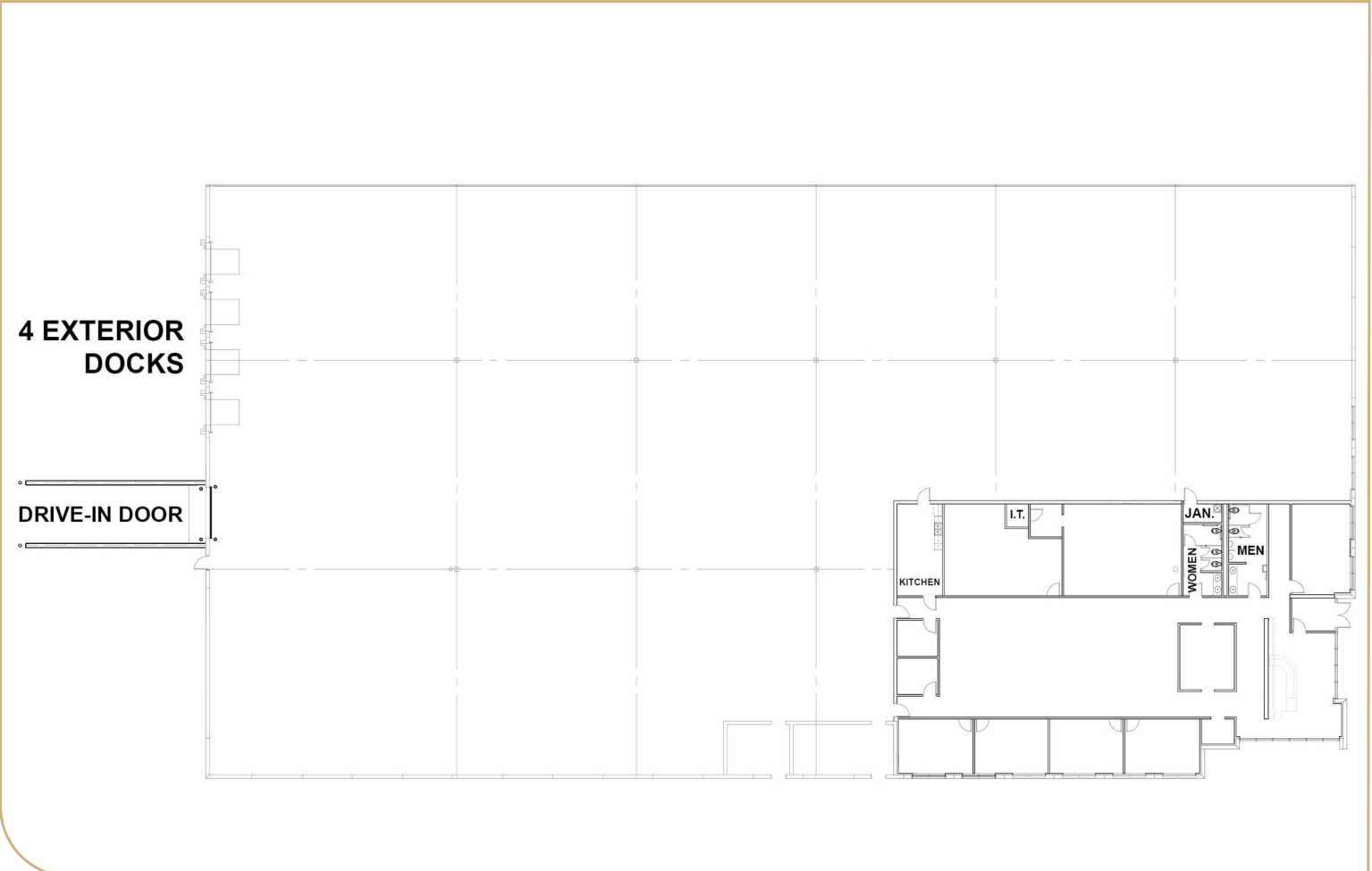
This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



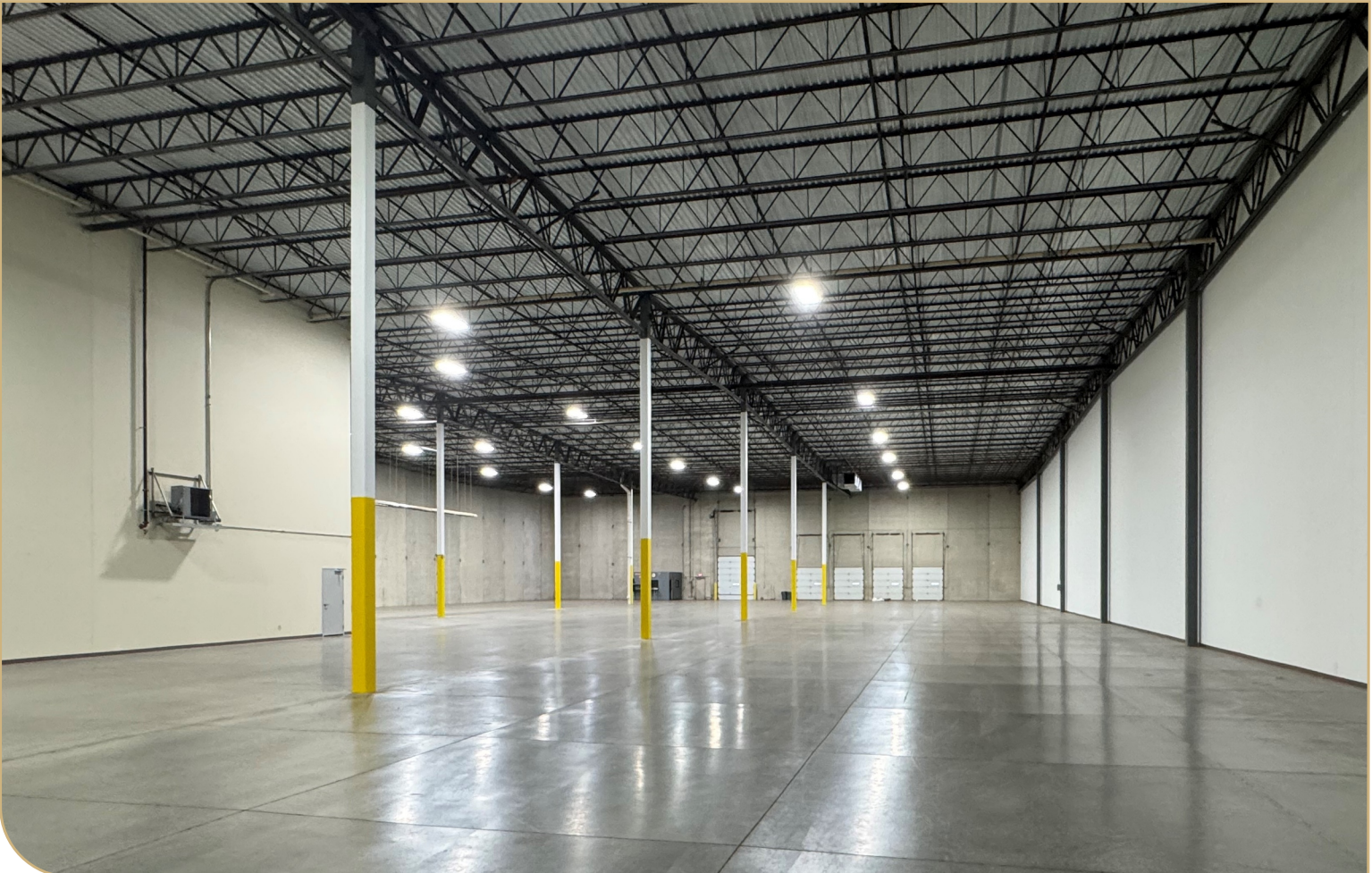


BUILDING SPECIFICATIONS

Building Size	176,799 SF	Power	400A @ 277/480V
Available	40,873 SF (Unit D)	Trailer Parking	Available
Office Area	5,132 SF (or to suit)	Possession	Immediate
Bay Size	43' x 50' (60' staging bay)	OPEX (2025 Est.)	<ul style="list-style-type: none">• Taxes: \$2.17 PSF• Insurance: \$0.08 PSF• CAM: \$0.51 PSF• Property Management: 3% of gross rent
Sprinkler	ESFR	Lease Rate	Subject to Proposal
Clear Height	30'		
Building Parking	187 car parking stalls		
Unit Parking	Pro rata share		
Loading	4 exterior docks / 1 drive-in door (expandable)		









HIGHLIGHTS

- High-image facility with tollway visibility
- Extremely well maintained
- Located at 4-way interchange of I-90 & Route 31
- Excellent area amenities with restaurants, hotels, fuel and shopping
- Institutionally owned with professional property management
- Rare opportunity to secure trailer parking