

301,876 SF AVAILABLE FOR SALE / LEASE



2563 MASON ROAD | ELGIN, ILLINOIS

Kenneth Franzese, SIOR
Principal
kfranzese@lee-associates.com
D 773.355.3005

John Cassidy, SIOR
Principal
jcassidy@lee-associates.com
D 773.355.3006

Developed By:

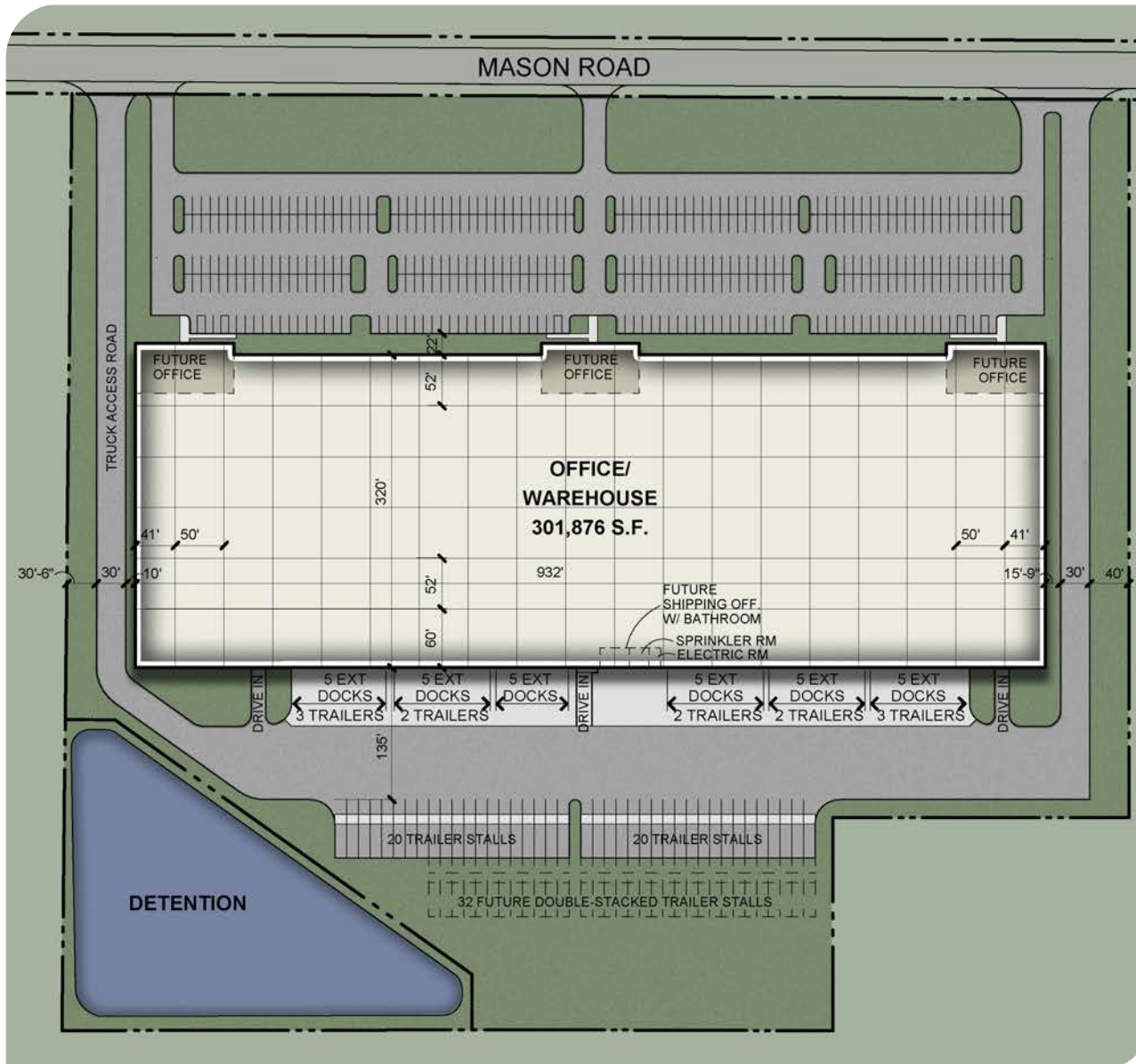
northern
Northern Builders, Inc.

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR SALE / LEASE

2563 MASON ROAD

ELGIN, ILLINOIS 60124



BUILDING SPECIFICATIONS:

BUILDING:	301,876 SF
WAREHOUSE:	285,876 SF
OFFICE:	To suit
SHIPPING OFFICE:	To suit
SITE SIZE:	20.3 acres
BAY SIZE:	50' x 52' (60' speed bays)
CLEAR HEIGHT:	36'
LOADING:	› 30 exterior docks › 3 drive-in doors
SPRINKLER:	ESFR
AUTO PARKING:	411 spaces
TRAILER PARKING:	52 stalls (expandable to 84)
TAXES:	\$1.75 PSF (estimate)
PRICING:	Subject to proposal

FEATURES

- Brand new "Class A" Business Park
- Located ¼ mile from 4-way interchange at I-90 and Randall Road
- Available for lease or purchase
- High image pre-cast construction
- Low Kane County taxes



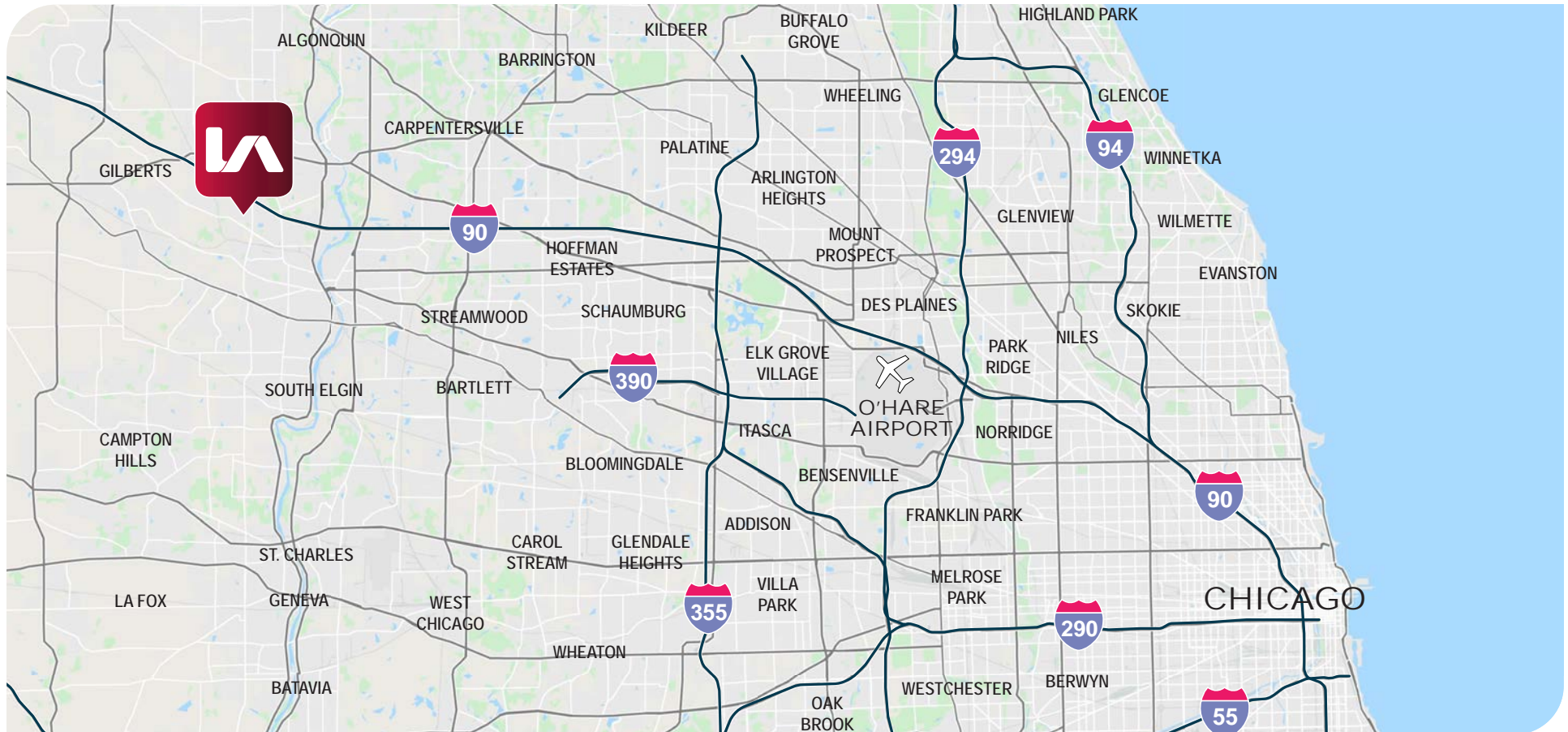
Kenneth Franzese, SIOR
Principal
kfranzese@lee-associates.com
D 773.355.3005

John Cassidy, SIOR
Principal
jcassidy@lee-associates.com
D 773.355.3006

Developed By:

northern
Northern Builders, Inc.

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



Kenneth Franzese, SIOR
Principal
kfranzese@lee-associates.com
D 773.355.3005

John Cassidy, SIOR
Principal
jcassidy@lee-associates.com
D 773.355.3006

Developed By:

northern
Northern Builders, Inc.

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.