

AVAILABLE

FOX RIVER BUSINESS CENTER Building 2 Elgin, IL



Space Availability

Space Available: 182,875 SF (divisible to 30,000 SF)

Office Area: 5% (or to suit)

Lease Rate: \$5.45 psf Net

Building Specifications

Building Size: 182,875 SF

Land Area: ±8.80 Acres (±383,656 SF)

Clearance: 30' ceiling height

Car Parking: 159 stalls (expandable)

Trailer Parking: Available

Loading: Twenty (20) exterior docks (expandable)
Two (2) drive-in doors (expandable)

Bay Sizes: 43' x 50' (typical), with 60' speed bays

Power: To suit

Zoning: Industrial

Sprinklered: ESFR

Taxes: \$0.90 psf (estimate)



Developed by:
northern



COMMERCIAL REAL ESTATE SERVICES

8755 West Higgins Road, Suite 1000

Chicago, IL 60631-2748

Phone #- (773) 355-3000

Fax #- (773) 693-9921

For additional information, please contact:

KENNETH P. FRANZESE
Principal
(773) 355-3005
kfranzese@lee-associates.com

JOHN T. CASSIDY
Principal
(773) 355-3006
jcassidy@lee-associates.com

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FOX RIVER BUSINESS CENTER Building 2 Elgin, IL



- ◆ New Construction
- ◆ High-image Facility
- ◆ I-90 Visibility
- ◆ Flexible Unit Sizes
- ◆ Low Kane County Taxes
- ◆ Immediate Access to Full Interchange at I-90 & Rt. 31
- ◆ Professionally Owned & Managed by Northern Builders

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