

# Fox River West Business Park

2563 Mason Road & 2565 Mason Road  
Elgin, Illinois

AVAILABLE



PHOTO IS REPRESENTATIVE OF BUILDING CONCEPT

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Developed By:  
  
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# SITE PLAN



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## FEATURES

- Brand New “Class A” Business Park
- 50,000 to 335,000 Square Feet Available
- 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

### 2563 MASON ROAD SPECIFICATIONS:

|                         |  |
|-------------------------|--|
| <b>Building Size:</b>   | 151,200 SF (Divisible to 50,000 SF)      |
| <b>Site Area:</b>       | 9.4 acres                                |
| <b>Office Finish:</b>   | To suit                                  |
| <b>Clear Height:</b>    | 32'                                      |
| <b>Column Spacing:</b>  | 50' x 60' (65' speed bays)               |
| <b>Sprinklered:</b>     | ESFR system                              |
| <b>Auto Parking:</b>    | 210 spaces (expandable)                  |
| <b>Trailer Parking:</b> | Available                                |
| <b>Truck Docks:</b>     | Twenty-Six (26) exterior docks available |
| <b>Drive-in Doors:</b>  | Two (2) Drive-in Doors (expandable)      |
| <b>Pricing:</b>         | Subject to Proposal                      |
| <b>Taxes:</b>           | \$1.25 PSF (estimate)                    |

### 2565 MASON ROAD SPECIFICATIONS:

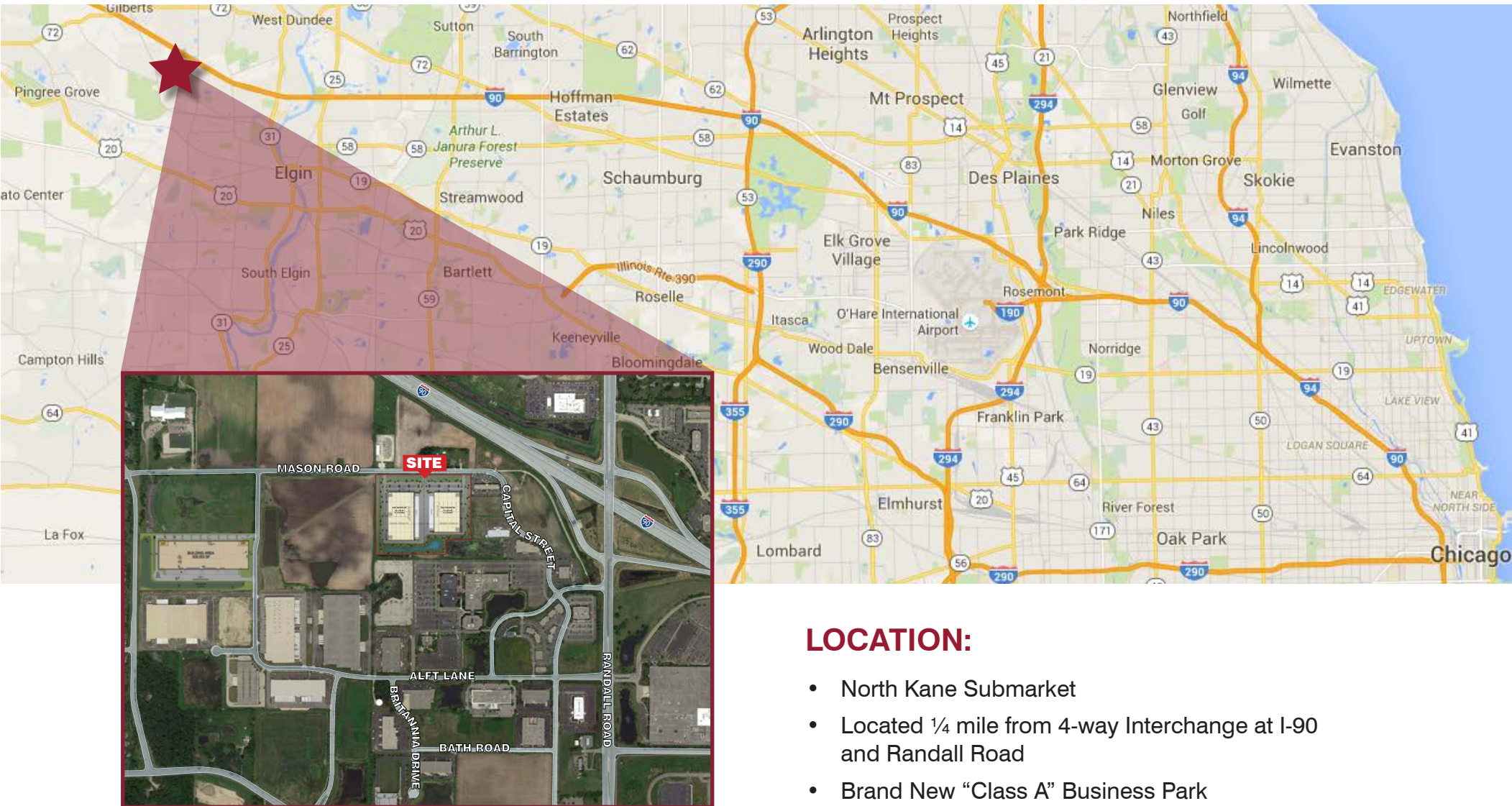
|                         |   |
|-------------------------|---|
| <b>Building Size:</b>   | 181,440 SF (Divisible to 50,000 SF)       |
| <b>Site Area:</b>       | 10.2 acres                                |
| <b>Office Finish:</b>   | To suit                                   |
| <b>Clear Height:</b>    | 32'                                       |
| <b>Column Spacing:</b>  | 50' x 60' (65' speed bays)                |
| <b>Sprinklered:</b>     | ESFR system                               |
| <b>Auto Parking:</b>    | 228 spaces (expandable)                   |
| <b>Trailer Parking:</b> | Available                                 |
| <b>Truck Docks:</b>     | Thirty-Five (35) exterior docks available |
| <b>Drive-in Doors:</b>  | Two (2) Drive-in Doors (expandable)       |
| <b>Pricing:</b>         | Subject to Proposal                       |
| <b>Taxes:</b>           | \$1.25 PSF (estimate)                     |



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## LOCATION:

- North Kane Submarket
- Located ¼ mile from 4-way Interchange at I-90 and Randall Road
- Brand New “Class A” Business Park