

**3 AVAILABLE UNITS  
900 STATE STREET  
ELGIN, IL 60123**



**INDUSTRIAL/WAREHOUSE**

**FOR LEASE: SUBJECT TO OFFER**

## **PROPERTY HIGHLIGHTS**

- 485,975 SF (divisible)
- 46.14 acre land site
- Flexible unit sizes available
- Fully sprinklered
- Ample car parking
- Short term storage opportunities
- Two minute drive from the full I-90 interchange via State Street
- Low Kane County real estate taxes



For more information, contact:

**Al Caruana**  
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Cushman & Wakefield of Illinois  
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# FOR LEASE

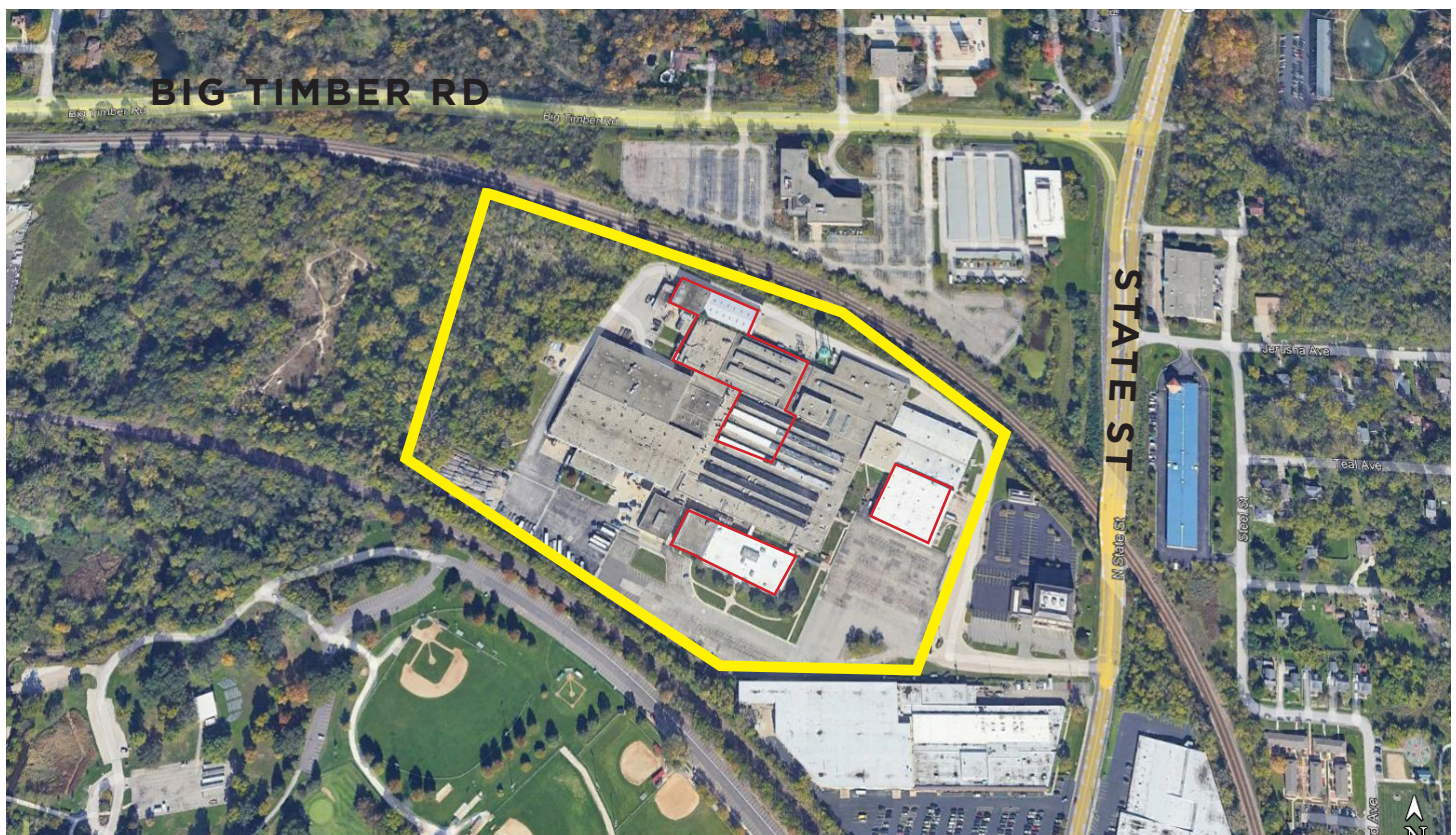
## 900 STATE STREET ELGIN, IL

### BUILDING SPECIFICATIONS

### SUBJECT TO OFFER

<b>LOCATION</b>	Elgin, Illinois
<b>ADDRESS</b>	900 N. State Street
<b>BUILDING SIZE</b>	485,976 Sq. Ft.
<b>LAND SITE</b>	46.14 acres
<b>LAND SITE</b>	1983
<b>CONSTRUCTION</b>	Metal Panel
<b>CLEAR HEIGHT</b>	14' - 24'

<b>LIGHTING</b>	LED
<b>DOCK DOORS</b>	7
<b>DRIVE-IN DOORS</b>	3
<b>PARKING</b>	Ample car parking
<b>SPRINKLERED</b>	Fully
<b>AVAILABLE UNITS</b>	Unit 1 - 30,897 Sq. Ft. Unit 2 - up to 99,427 Sq. Ft. Unit 3 - 19,355 Sq. Ft.



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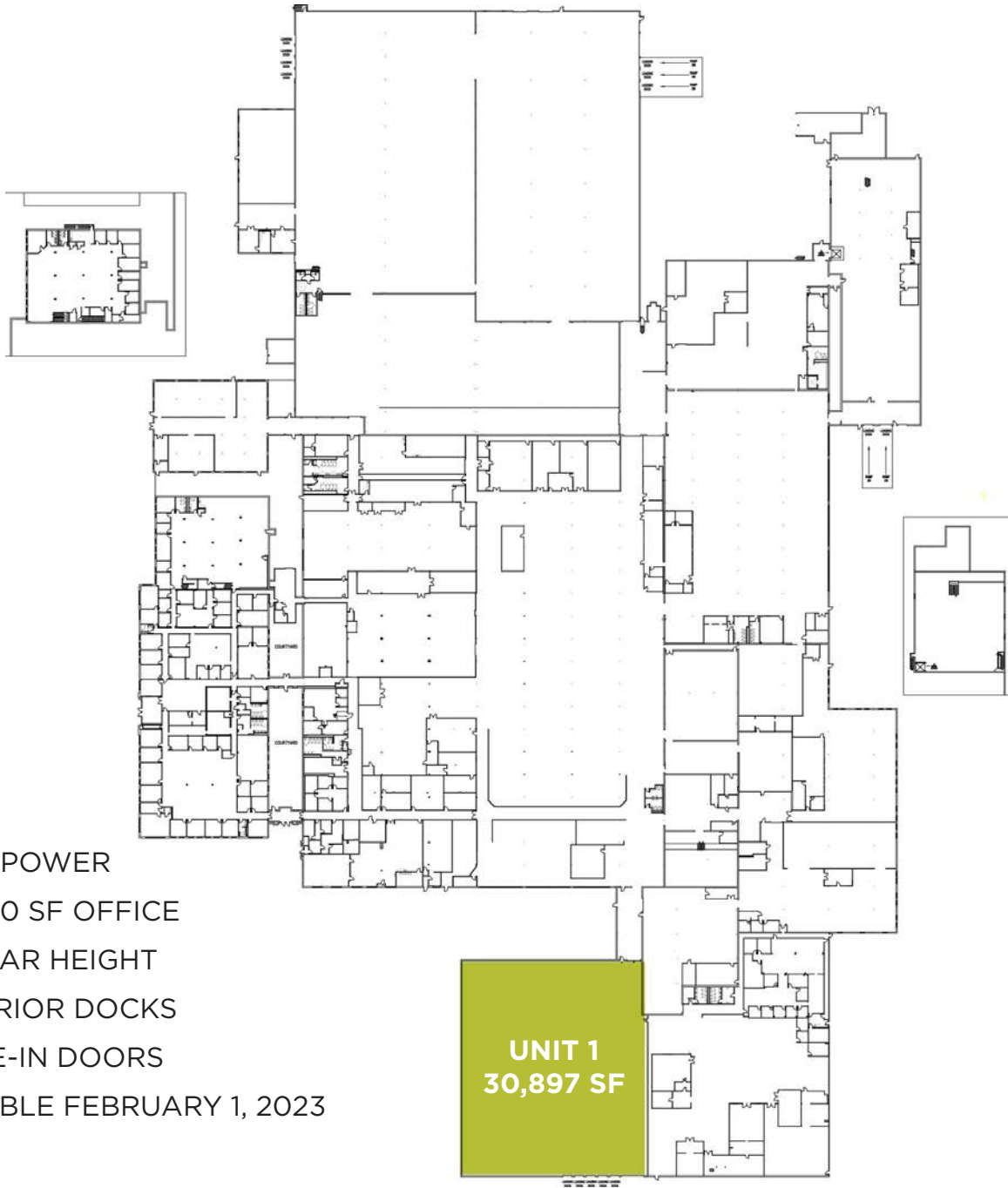
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## UNIT 1 - 30,897 SQUARE FEET



- HEAVY POWER
- +/- 1,000 SF OFFICE
- 24' CLEAR HEIGHT
- 5 EXTERIOR DOCKS
- 2 DRIVE-IN DOORS
- AVAILABLE FEBRUARY 1, 2023

**ASKING LEASE RATE  
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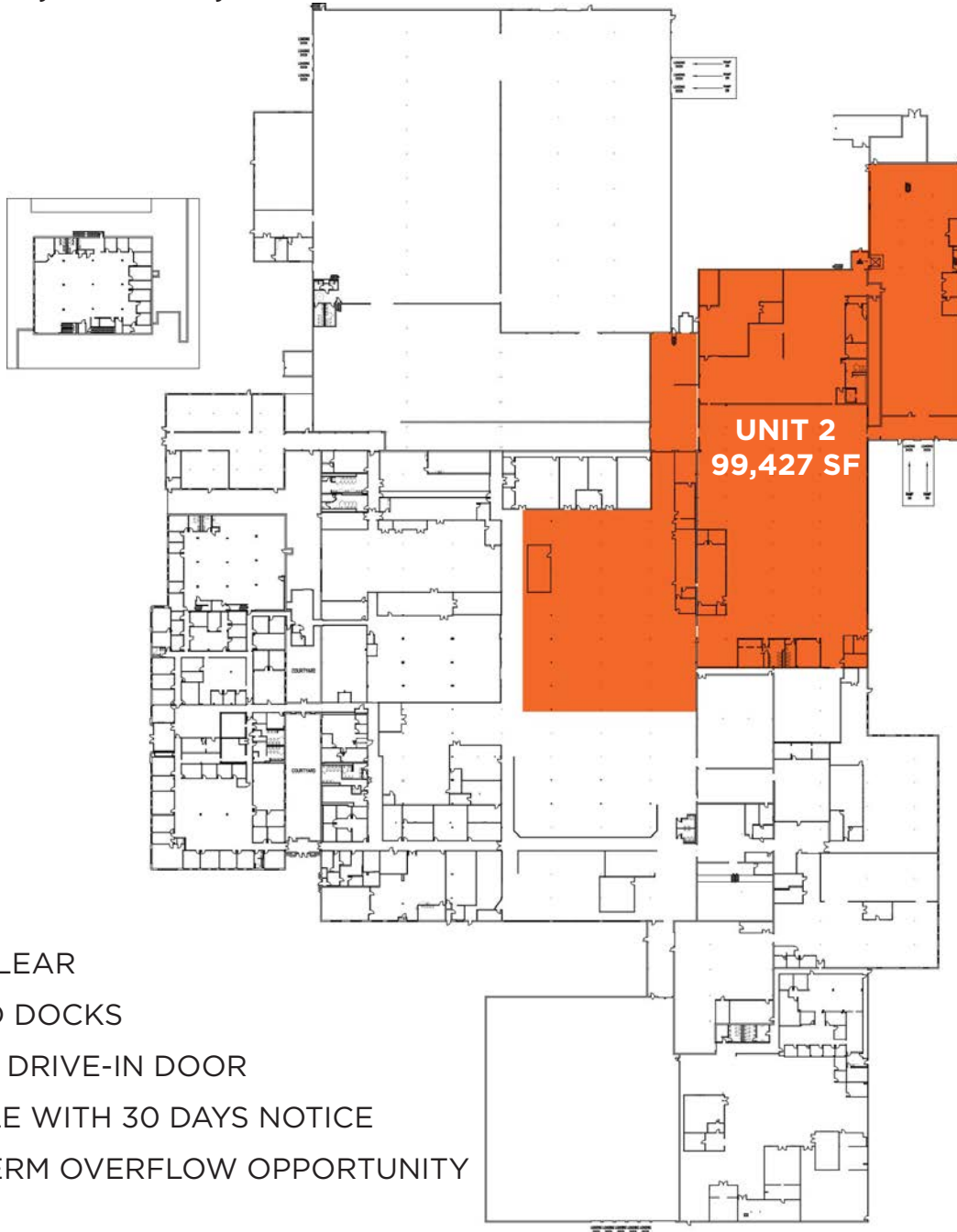
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FOR LEASE

# 900 STATE STREET ELGIN, IL

UNIT 2 - 14,192 - 99,427 SQ.FT.



- 14' - 20' CLEAR
- 2 SHARED DOCKS
- 1 SHARED DRIVE-IN DOOR
- AVAILABLE WITH 30 DAYS NOTICE
- SHORT TERM OVERFLOW OPPORTUNITY

ASKING LEASE RATE  
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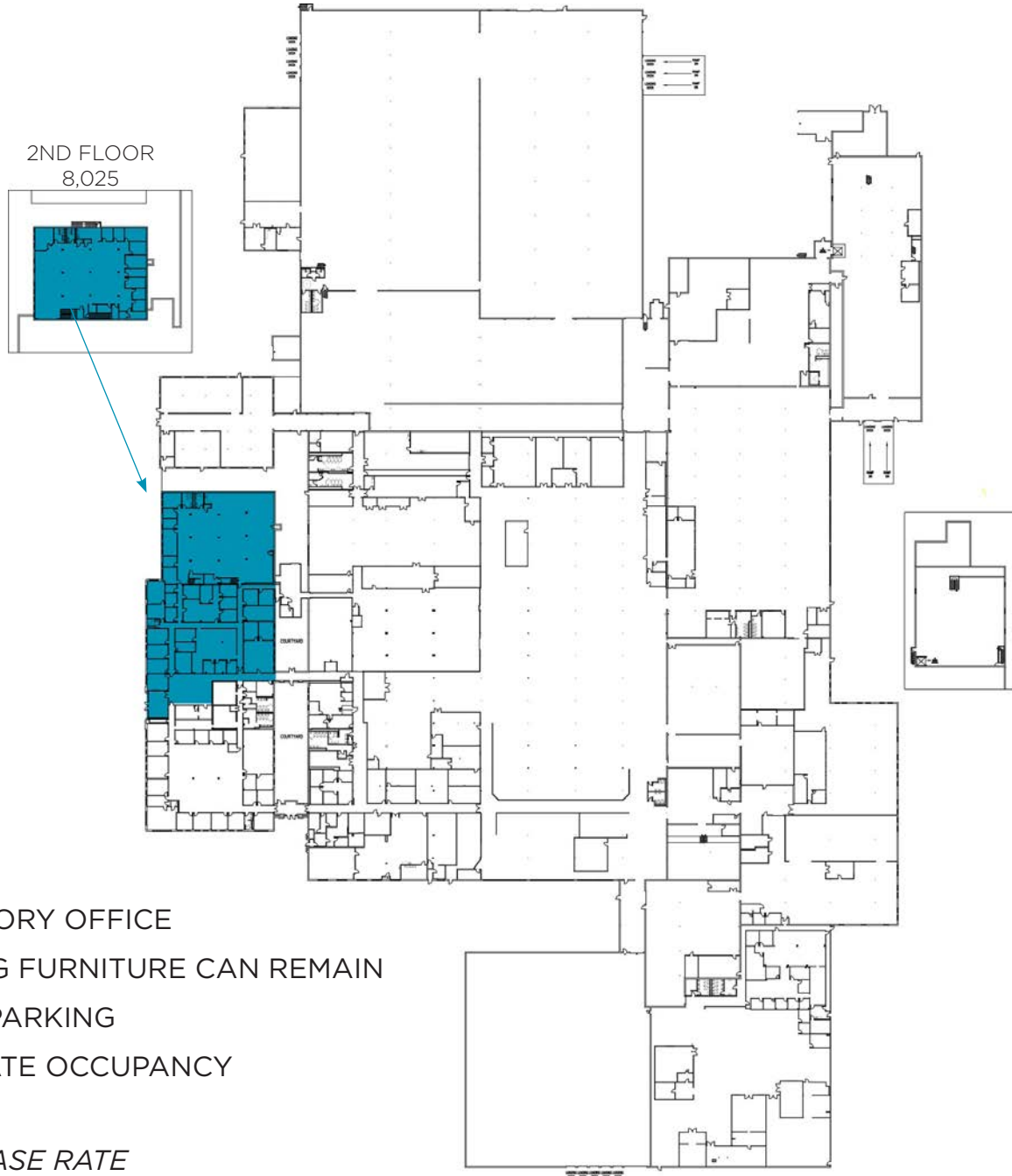
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## UNIT 3 - 19,355 SQUARE FEET



- TWO-STORY OFFICE
- EXISTING FURNITURE CAN REMAIN
- AMPLE PARKING
- IMMEDIATE OCCUPANCY

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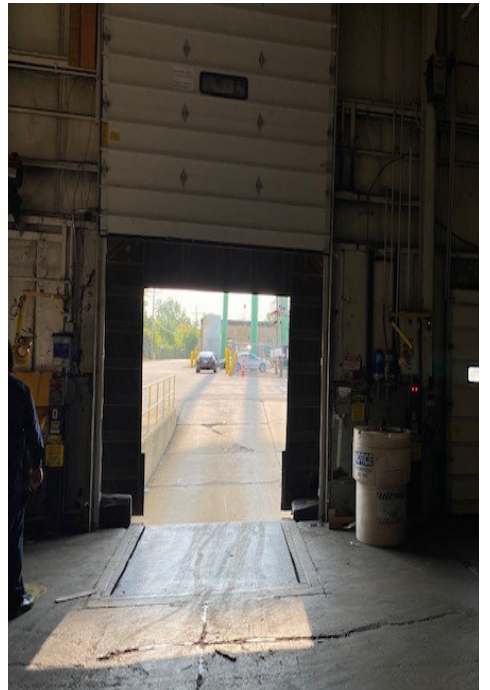
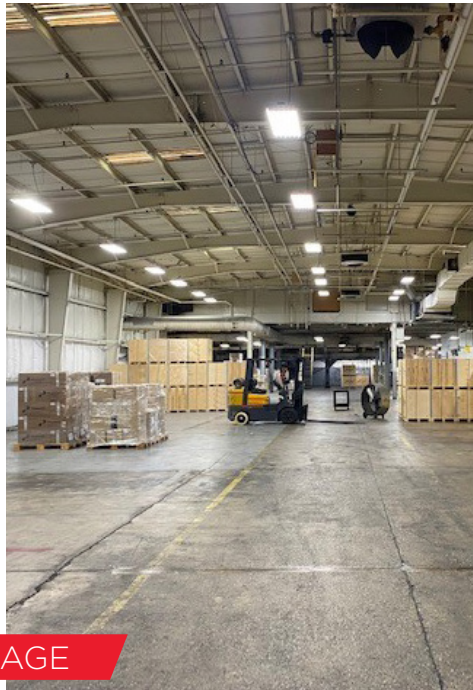
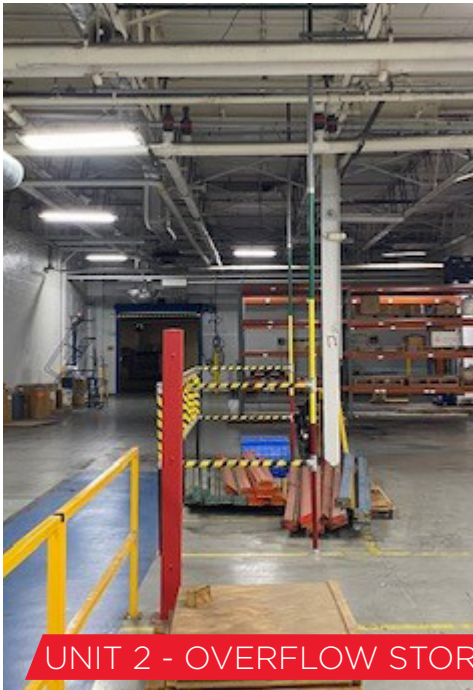
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**BUILDING PHOTOS**



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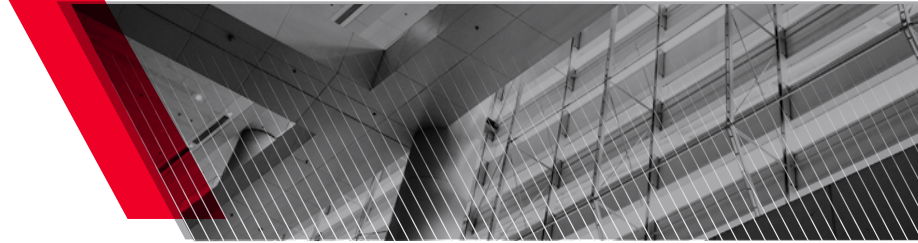
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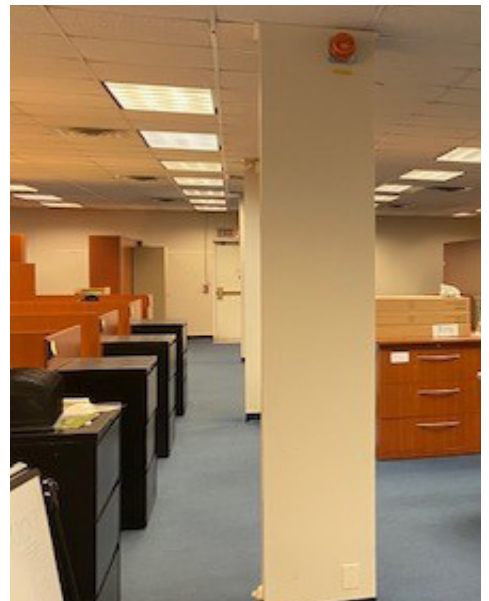
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**BUILDING PHOTOS**



**UNIT 3 - OFFICE SPACE**



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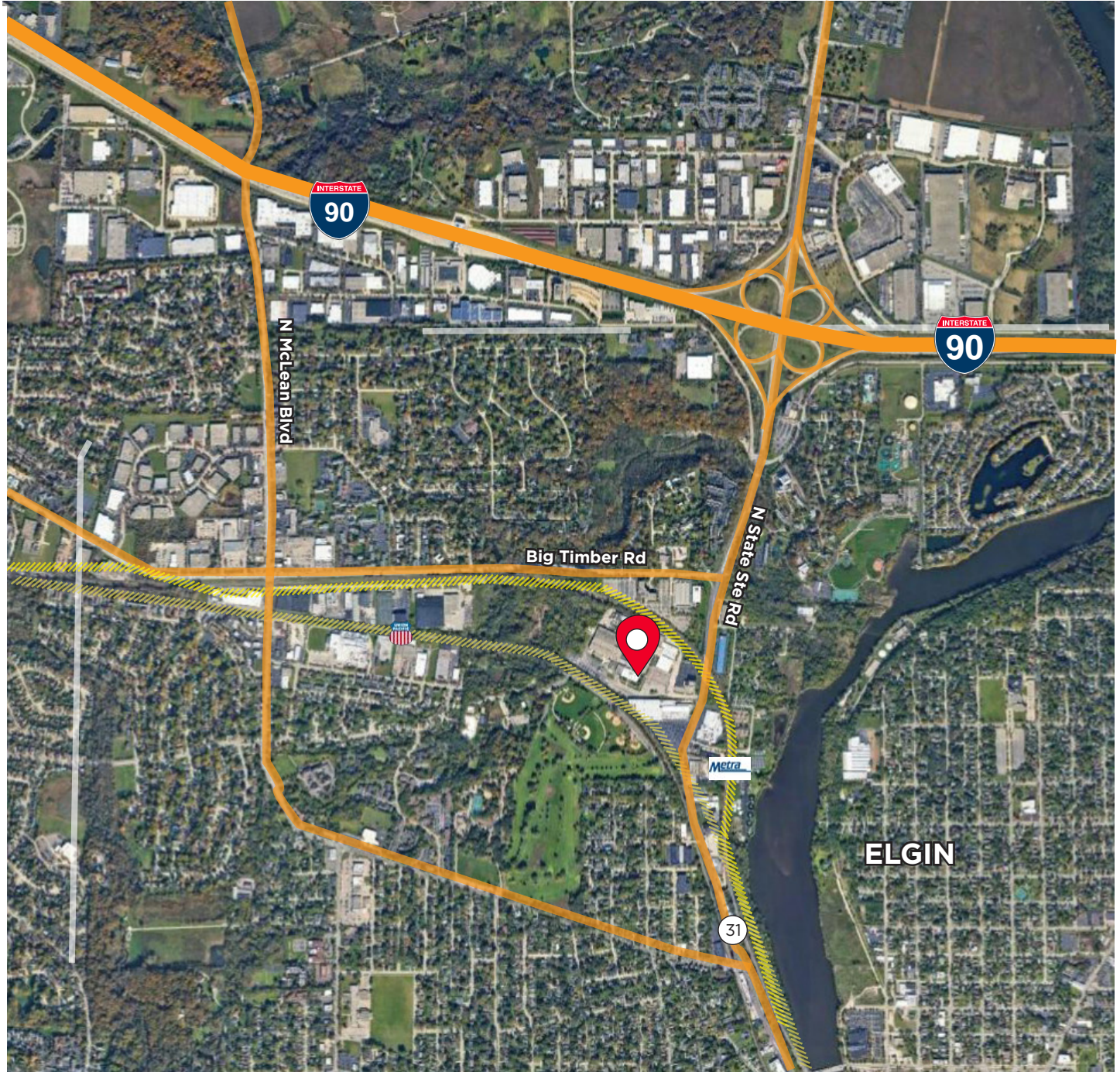
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**AERIAL LOCATION**



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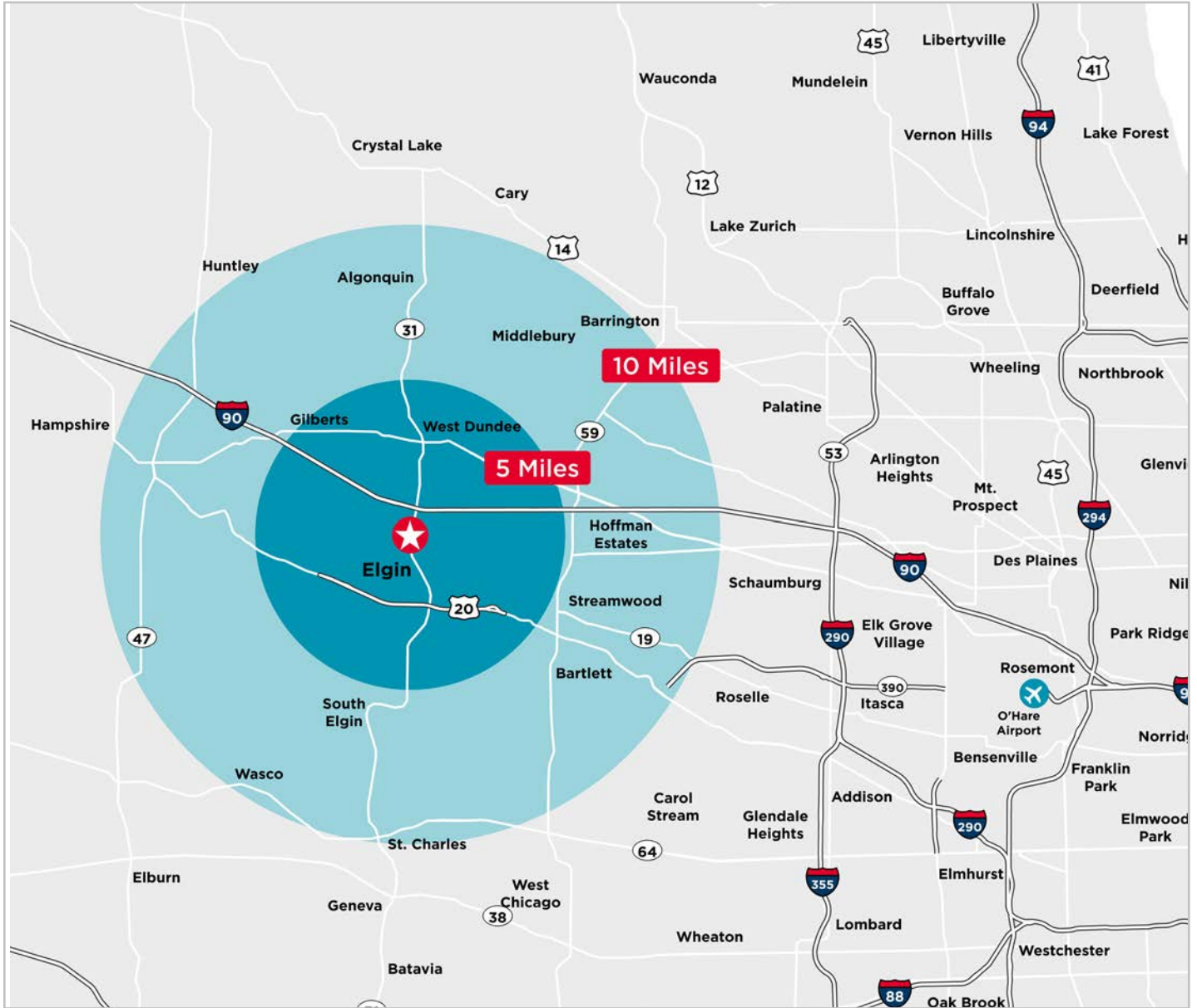
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**LOCATION MAP**



**Centrally located in Chicago's Western Suburbs along I-90**

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