

# **3 AVAILABLE UNITS TOTALLING 149,679 SF**

# 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

skf

- 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:

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# **BUILDING SPECIFICATIONS**

# SUBJECT TO OFFER

| LOCATION      | Elgin, Illinois     | LIGHTING        | LED  |
|---------------|---------------------|-----------------|--|
| ADDRESS       | 900 N. State Street | DOCK DOORS      | 7  |
| BUILDING SIZE | 485,976 Sq. Ft.     | DRIVE-IN DOORS  | 3  |
| LAND SITE     | 46.14 acres         | PARKING         | Ample car parking  |
| LAND SITE     | 1983                | SPRINKLERED     | Fully  |
| CONSTRUCTION  | Metal Panel         | AVAILABLE UNITS | Unit 1 - 30,897 Sq. Ft.<br>Unit 2 - up to 99,427 Sq. Ft. |
| CLEAR HEIGHT  | 14' - 24'           | AVAILABLE UNITS | Unit 3 - 19,355 Sq. Ft.                                  |



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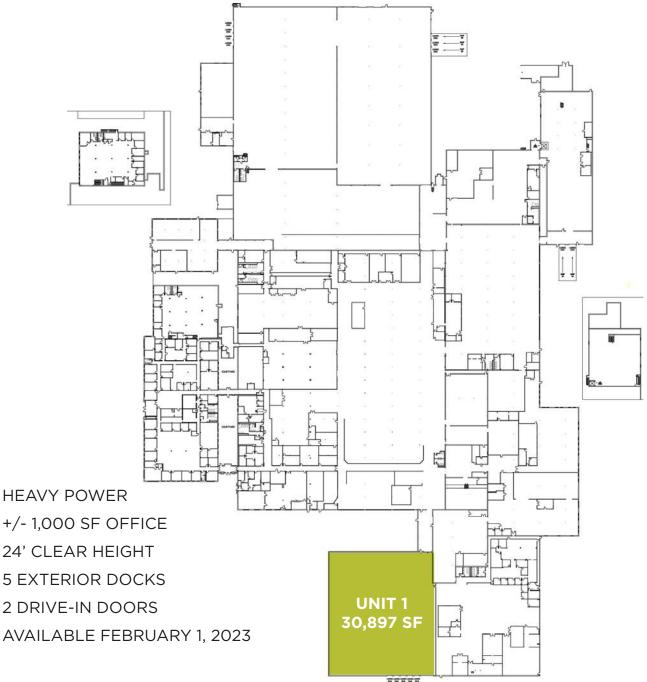
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### UNIT 1 - 30,897 SQUARE FEET



### ASKING LEASE RATE SUBJECT TO OFFER

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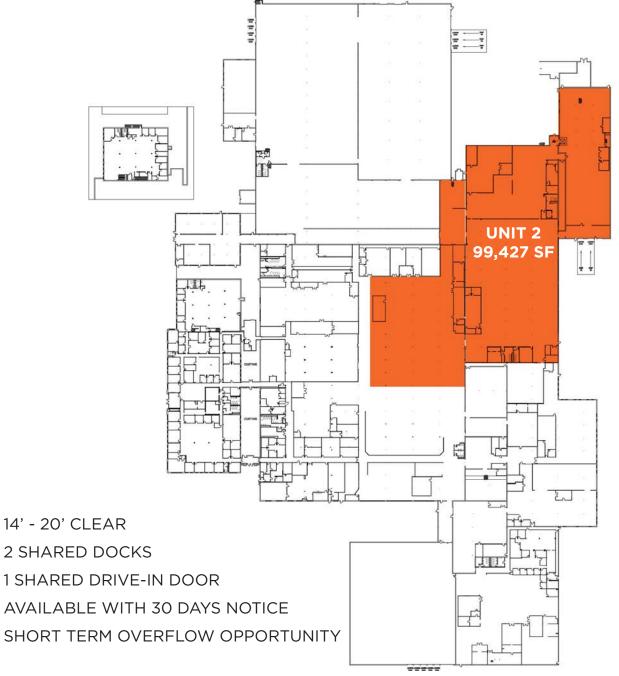
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UNIT 2 - 14,192 - 99,427 SQ.FT.



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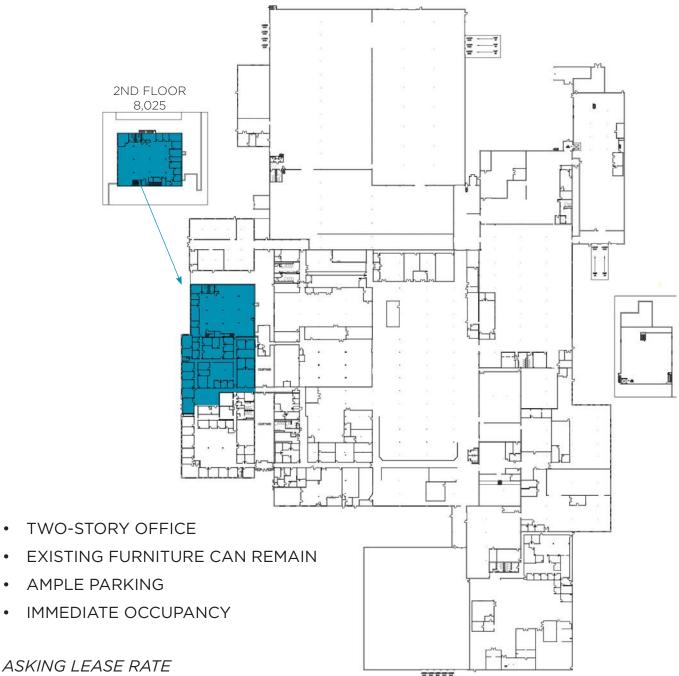
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### UNIT 3 - 19,355 SQUARE FEET



SUBJECT TO OFFER

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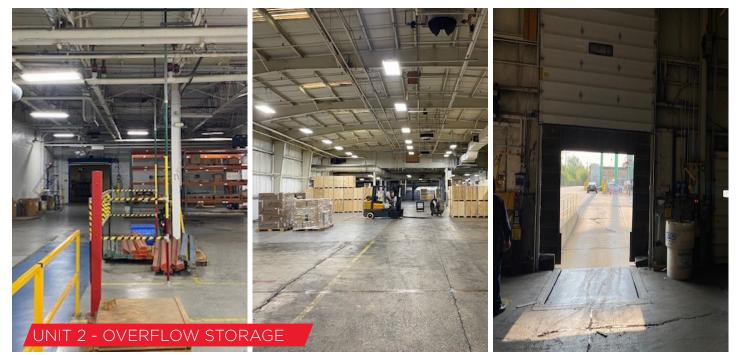
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### **BUILDING PHOTOS**





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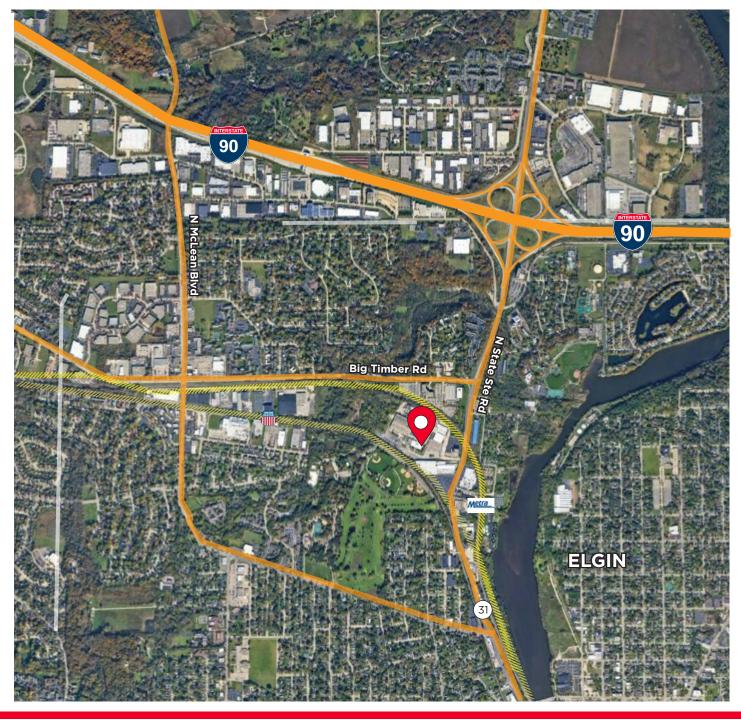
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## AERIAL LOCATION



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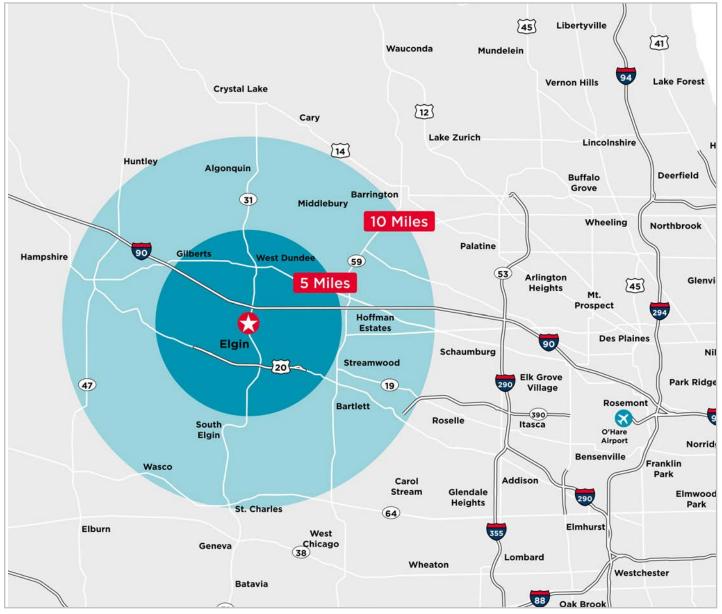
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## LOCATION MAP



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

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