

**FOR SALE OR  
FOR LEASE**

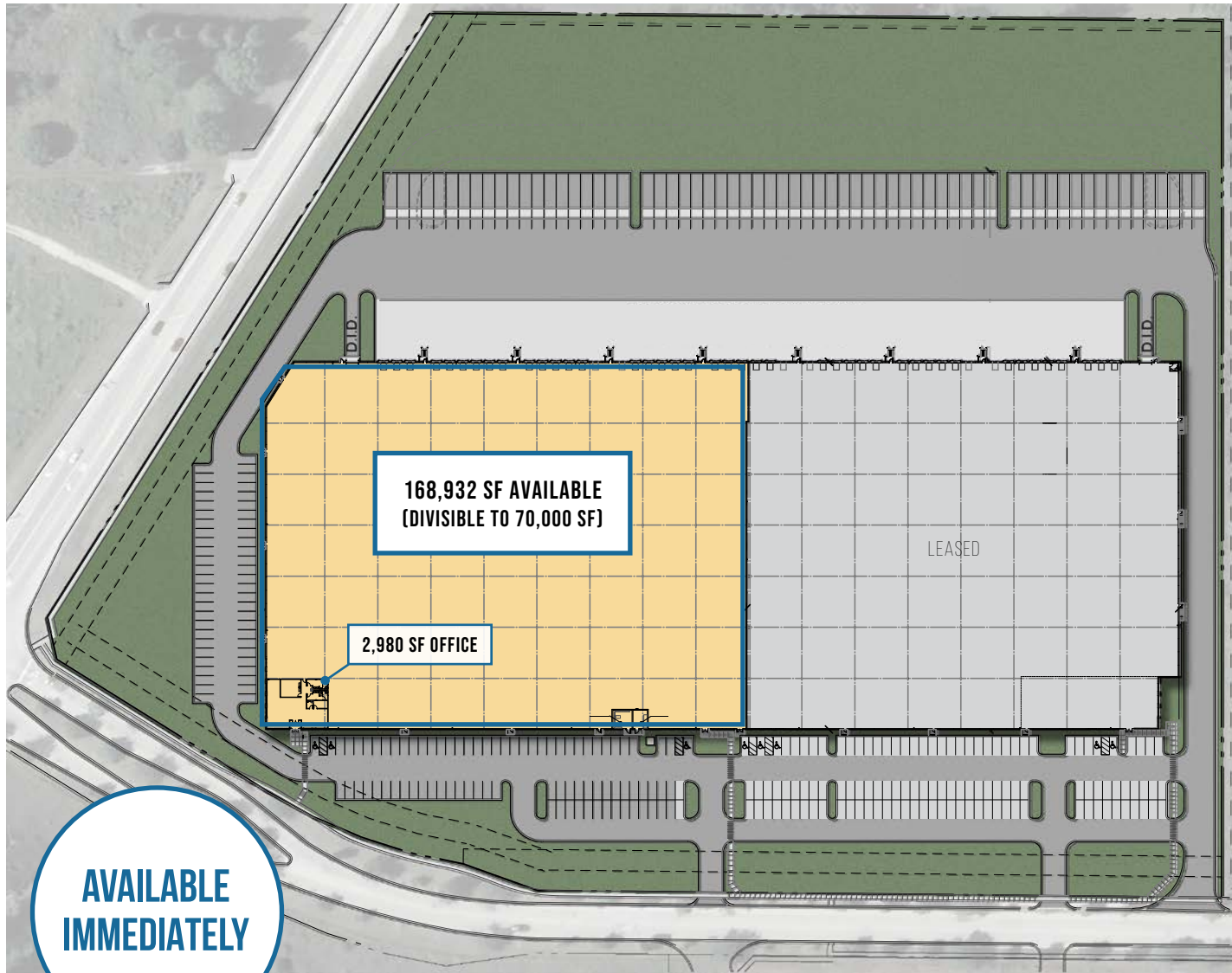
**1700**  
**MADLINE LANE**  
ELGIN, ILLINOIS 60124

**AVAILABLE IMMEDIATELY**

DEVELOPER:



# SITE PLAN



**AVAILABLE  
IMMEDIATELY**



# PROJECT SPECS

## BUILDING 1 | 1700 MADELINE LANE, ELGIN

<b>Total Building Size:</b>	320,946 SF
<b>Available Space:</b>	168,932 SF (Divisible to 70,000 SF)
<b>Office:</b>	2,980 SF
<b>Clear Height:</b>	36'
<b>Exterior Docks:</b>	22 (2 Future)
<b>Drive-In Doors:</b>	1
<b>Car Parking:</b>	138 Car Stalls
<b>Trailer Parking:</b>	35 Trailer Stalls
<b>Sprinkler System:</b>	ESFR (K16.8 & K22.4 heads)
<b>Configuration:</b>	Rear Load
<b>Power:</b>	1,600 Amps, 277/480 Volt, 3 Phase
<b>Lighting:</b>	LED
<b>Lease Rate:</b>	Subject to Offer
<b>Sale Price:</b>	\$135 Per SF





# ACCESS OVERVIEW



## 30-MILE RADIUS DEMOGRAPHICS

**3,832,443**  
TOTAL  
POPULATION

**\$90,129**  
MEDIAN HH  
INCOME

**1,389,963**  
TOTAL  
WORKFORCE

**58.8%**  
WHITE-COLLAR  
WORKERS

**26.8%**  
WITH COLLEGE  
DEGREES

**22.8%**  
BLUE-COLLAR  
WORKERS

## DISTANCES UNDER 100 MILES

**CRYSTAL LAKE**  
16.8 MILES

**OAK BROOK**  
30 MILES

**PALATINE**  
17.5 MILES

**LAKE FOREST**  
40.4 MILES

**ELMHURST**  
24.2 MILES

**LOCKPORT**  
45.4 MILES

**NAPERVILLE**  
24.9 MILES

**JOLIET**  
56.9 MILES

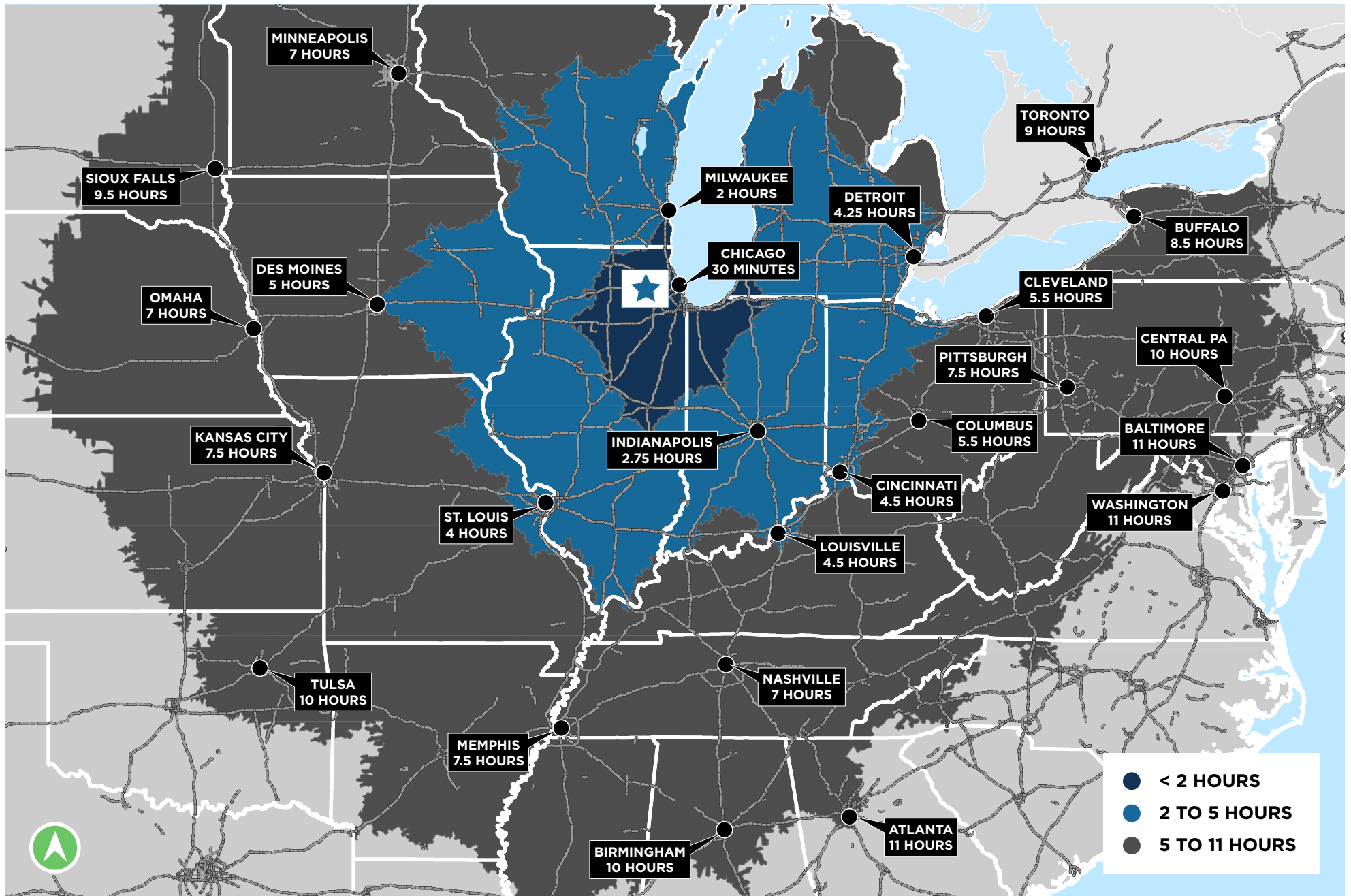


# IN GOOD COMPANY





# DRIVE-TIME MAP



**CONTACT THE  
LEASING TEAM**

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MADELINE LANE**

ELGIN, ILLINOIS 60124

**READY TO LEARN MORE? GET IN TOUCH:**

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**DEVELOPER:**



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