

**A NEW ANGLE
FOR CHICAGO'S
INDUSTRIAL
MARKET**

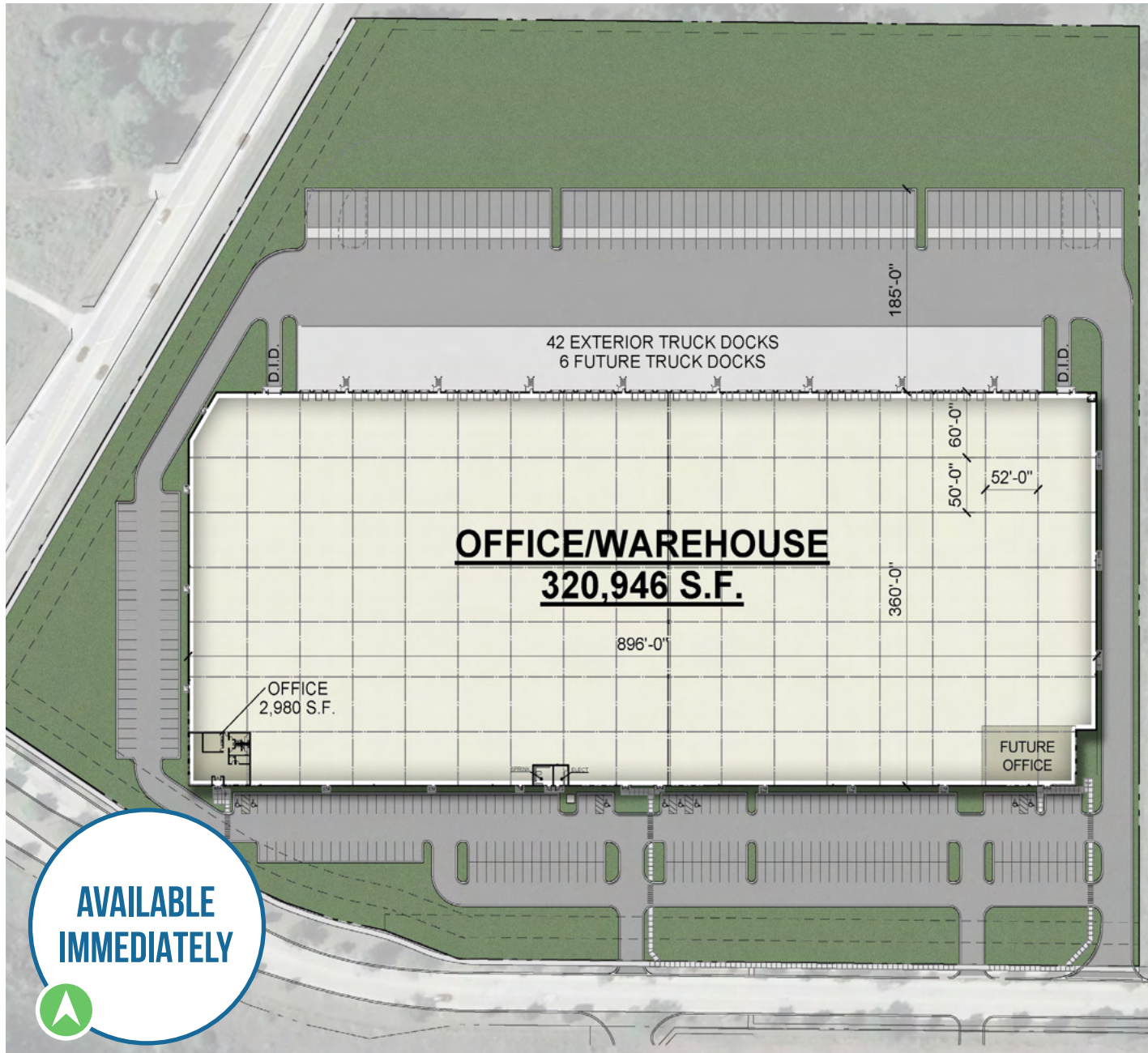
1700
MADELINE LANE
ELGIN, ILLINOIS 60124

AVAILABLE IMMEDIATELY

DEVELOPER:



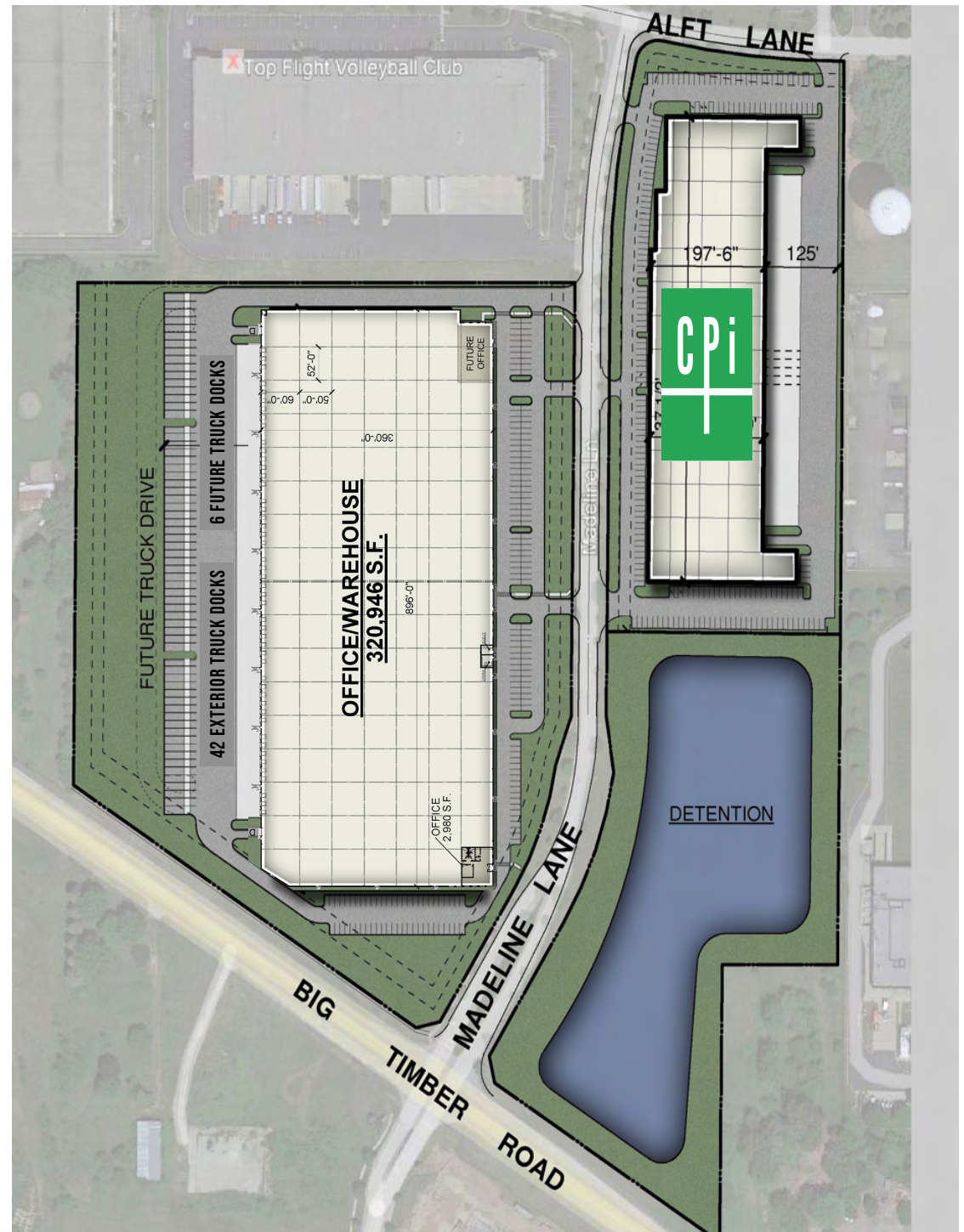
SITE PLAN



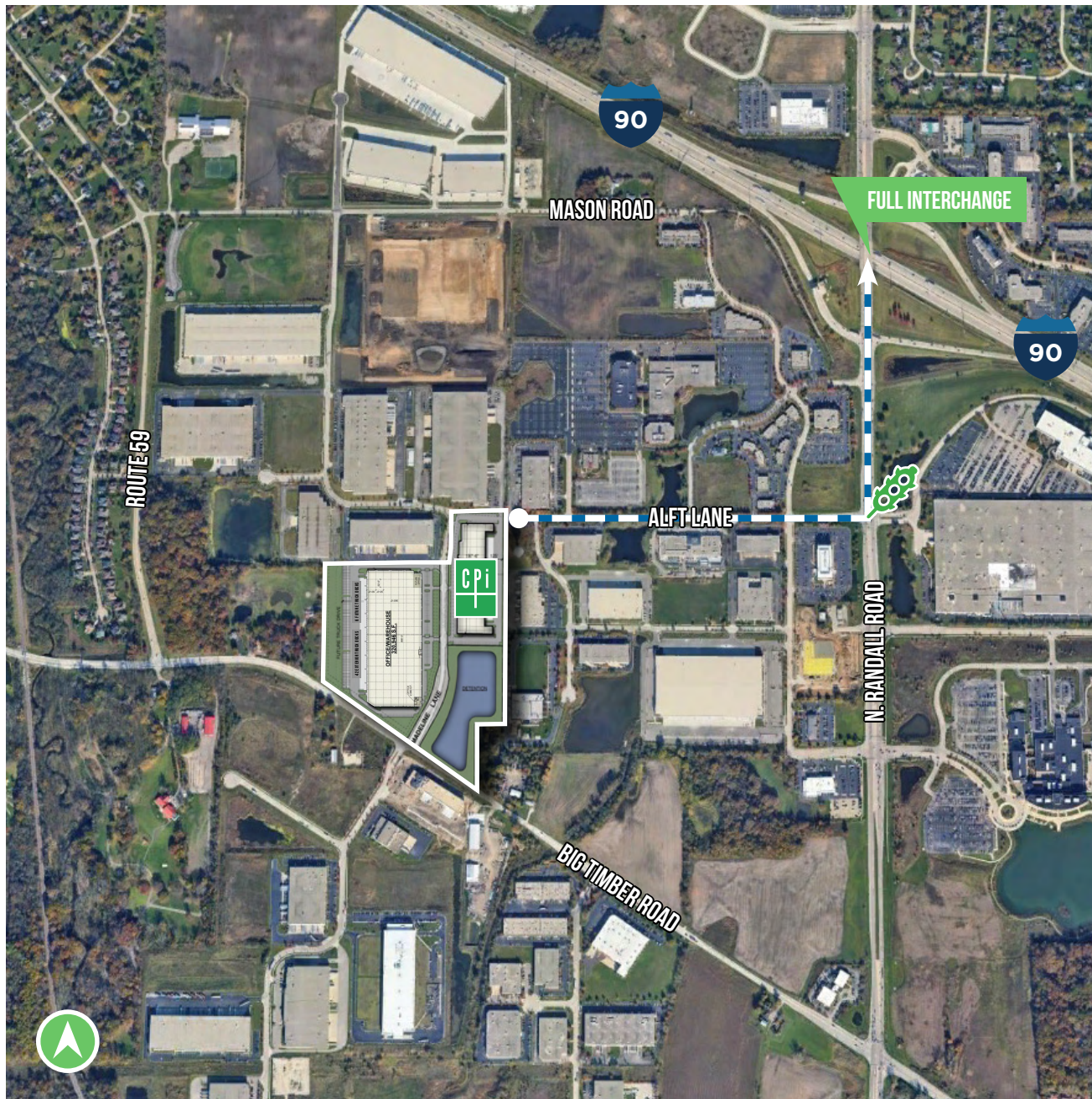
PROJECT SPECS

BUILDING 1 | 1700 MADELINE LANE, ELGIN

Total Building Size:	320,946 SF
Divisible to:	150,000 SF
Office:	2,980 SF
Clear Height:	36'
Exterior Docks:	42 (6 Future)
Drive-In Doors:	2
Car Parking:	259 Car Stalls
Trailer Parking:	65 Trailer Stalls
Sprinkler System:	ESFR (K16.8 & K22.4 heads)
Configuration:	Rear Load
Power:	3,000 Amps, 277/480 Volt, 3 Phase
Lighting:	LED
Lease Rate:	Subject to Offer
Sale Price:	\$129 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

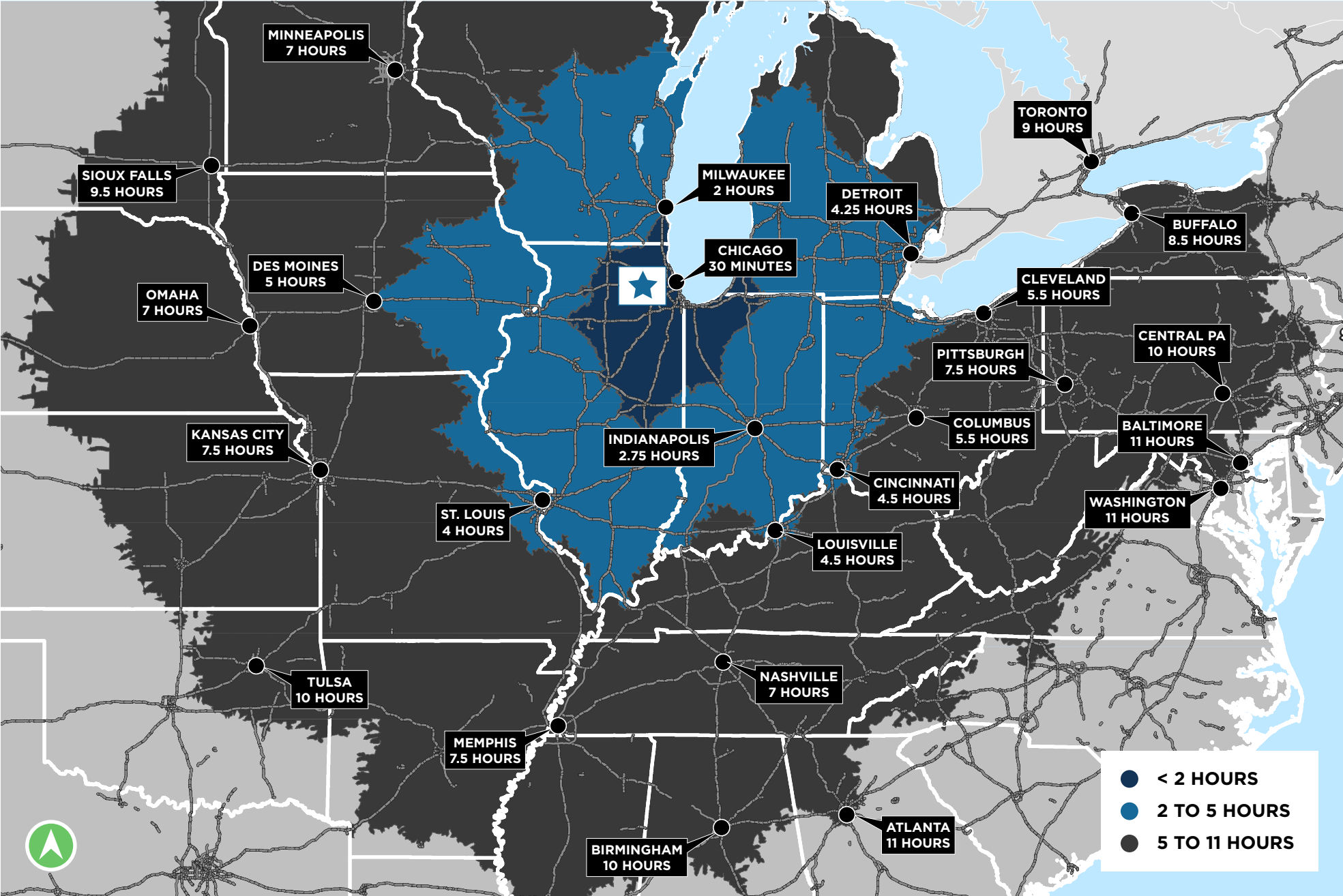
NAPERVILLE
24.9 MILES

JOLIET
56.9 MILES

IN GOOD COMPANY



DRIVE-TIME MAP



**CONTACT THE
LEASING TEAM**

**1700
MADELINE LANE**

ELGIN, ILLINOIS 60124

READY TO LEARN MORE? GET IN TOUCH:

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