

# Fox River West Business Park

2801 Alft Lane, Elgin, Illinois

**AVAILABLE**



**LEE & ASSOCIATES®**  
COMMERCIAL REAL ESTATE SERVICES

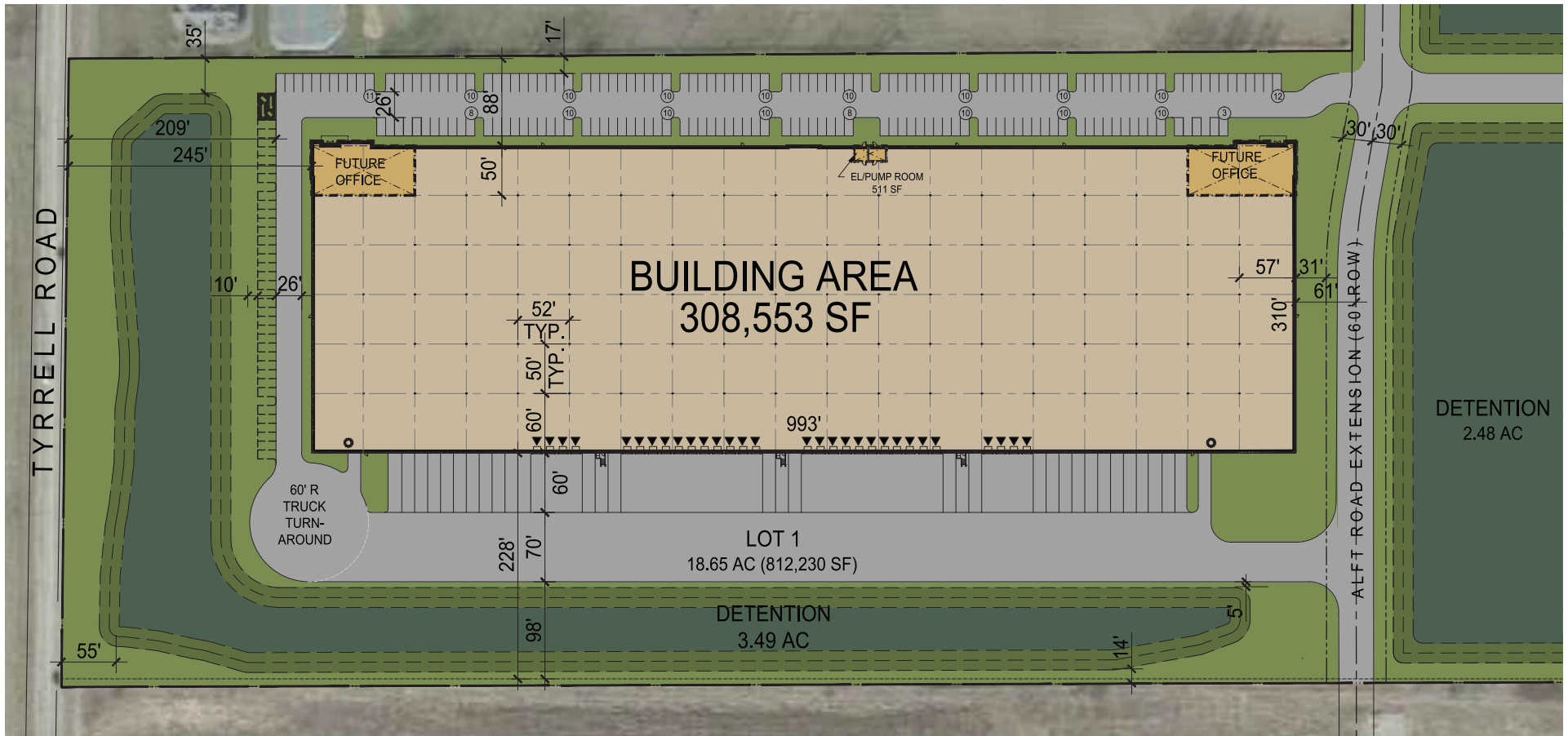
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Another Development By:

***northern***  
Northern Builders, Inc.

# SITE PLAN



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## FEATURES

- Brand New “Class A” Business Park
- 50,000 to 308,553 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

## BUILDING SPECIFICATIONS:

<b>Building Size:</b>	308,553 SF (divisible to $\pm 50,000$ SF)
<b>Site Area:</b>	18.65 acres
<b>Office Finish:</b>	To suit
<b>Clear Height:</b>	32'
<b>Column Spacing:</b>	52' x 50' (60' speed bays)
<b>Sprinklered:</b>	ESFR system
<b>Auto Parking:</b>	182 Spaces (expandable)
<b>Trailer Parking:</b>	Available
<b>Truck Docks:</b>	Thirty (30) Exterior Docks (expandable)
<b>Drive-in Doors:</b>	Two (2) Drive-in Docks (expandable)

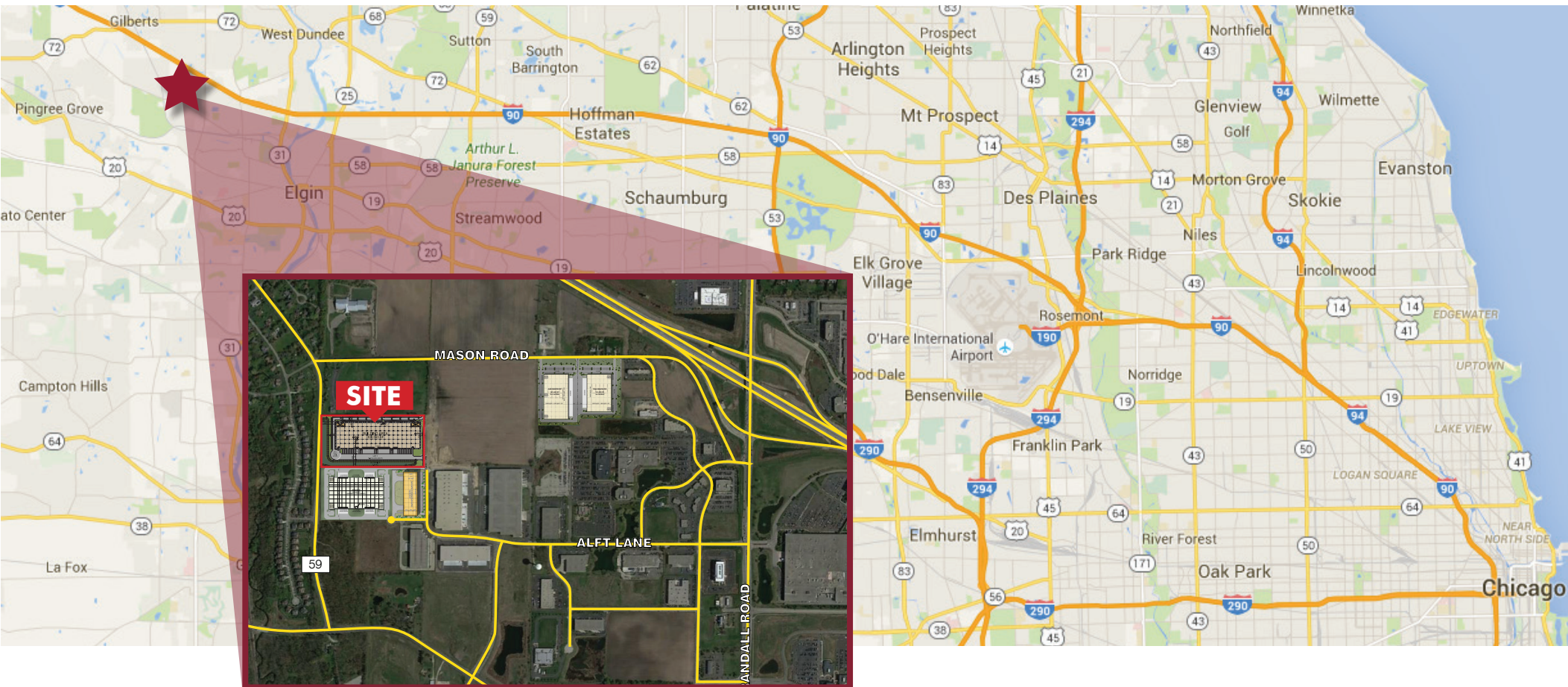




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