

LOCATION:	1320 Gateway Drive, Elgin
BUILDING SIZE:	53,000 SF
OFFICE:	4,900 SF
LAND SIZE:	2.50 Acres
LOADING:	2 Interior Truck Docks 2 Drive-in Doors
AGE:	2001
POWER:	2000 amps/480 volts 3-phase
CEILING HEIGHT:	24' Clear
CRANE:	3-Ton Bridge Crane over Docks
BAY SIZE:	40' x 40'
HVAC:	Air-Conditioned Facility
HEAT:	Gas Forced Air
SPRINKLERS:	Wet System
SALE PRICE:	\$3,975,000 (\$75.00/SF)
REAL ESTATE TAX:	\$1.04/SF (2008)
LEASE RATE:	\$5.50/SF Net
COMMENTS:	<ul style="list-style-type: none">• Free-Standing Building• Air-Lines Throughout Warehouse• Ideal for Manufacturing/Warehousing• 1.5 Miles from I-90/Randall Road Interchange

For More Information:

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