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| 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: | \$1.99/SF Net (Year 1) |
| 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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