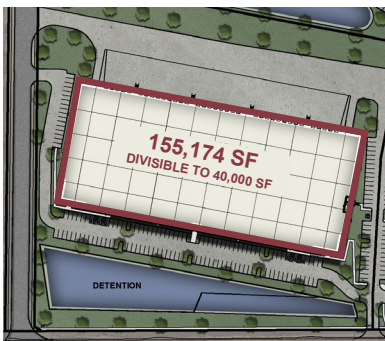


# PARK 90

## ELGIN

2870 ALFT LANE | 155,174 SF



Typical Bay Size: 52' x 50'  
 Staging Bay Size: 60' x 52'  
 Building Depth: 260'  
 Building Width: 600'

FOR MORE INFORMATION,  
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**CROW HOLDINGS**  
 INDUSTRIAL

Available	155,174 SF (Divisible to 40,000 SF)
Office	To Suit
Site Size	10.94 Acres
Ceiling Height	32' Clear
Loading	16 Exterior Docks (9'x10'; Expandable to 36) 2 Drive-in-Doors (12'x14' electric motor operated)
Car Parking	156 Cars
HVAC	Roof Top Mounted 80/20 Makeup Air Units
Sprinklers	ESFR, K17 Heads
Dock Packages	<ul style="list-style-type: none"> <li>• 40,000 lb. levelers</li> <li>• LED Dock Lights</li> <li>• Quad Outlets at Every Dock Position</li> <li>• Conduits Installed for Dock Restraints</li> <li>• Dock Seals</li> <li>• Heavy Duty Laminated Bumpers</li> </ul>
Dock Doors	<ul style="list-style-type: none"> <li>• Z-guards on All Tracks Mounts</li> <li>• R14 Insulated Doors with Two Vision Panels and Smooth Back</li> <li>• Upgraded 25,000 Cycle Springs</li> </ul>
Power	1200 Amps 480/277 V 3-Phase, 4 Wire (Expandable to 2400 Amps)
Warehouse Floor	7" Unreinforced, 4000 PSI
Roof	Ballasted 45 Mil EPDM, 15-year Warranty
Data	AT&T Fiber Delivered to Building
Lighting	LED Lighting at 30 FC with motion sensors
Comments	<ul style="list-style-type: none"> <li>• New construction delivered 2nd Quarter 2020</li> <li>• Concrete paving throughout development (including parking lot and truck courts)</li> <li>• Ability to independently secure each building</li> <li>• White painted walls and roof deck</li> </ul>

