

PARK 90

ELGIN

2900 ALFT LANE | 376,918 SF



Typical Bay Size: 54' x 50'
 Staging Bay Size: 60' x 54'
 Building Depth: 312' 6"
 Building Width: 1210'

FOR MORE INFORMATION,
 PLEASE CONTACT:

BRIAN KLING
 +1 847 698 8223
 brian.kling@colliers.com

REED ADLER
 +1 847 384 2810
 reed.adler@colliers.com

Colliers International
 6250 N. River Road
 Suite 11-100
 Rosemont, IL 60018



CROW HOLDINGS
 INDUSTRIAL

Available	376,918 SF (Divisible to 75,000 SF)
Office	To Suit
Site Size	22.80 Acres
Ceiling Height	36' Clear
Loading	34 Exterior docks (9'x10'; Expandable to 73) 2 Drive-in-Doors (12'x14' electric motor operated)
Car Parking	298 Cars
Trailer Parking	77 Trailer Parking Positions
Lighting	LED Lighting at 30 FC with motion sensors
HVAC	Roof Top Mounted 80/20 Makeup Air Units
Sprinklers	ESFR, K22 Heads
Dock Packages	<ul style="list-style-type: none"> • 40,000 lb. levelers • LED Dock Lights • Quad Outlets at Every Dock Position • Conduits Installed for Dock Restraints • Dock Seals • Heavy Duty Laminated Bumpers
Dock Doors	<ul style="list-style-type: none"> • Z-guards on all Tracks Mounts • R14 Insulated Doors with Two Vision Panels and Smooth Back • Upgraded 25,000 Cycle Springs
Power	3000 Amps 480/277 V 3-Phase, 4 Wire (Expandable to 4000 Amps)
Warehouse Floor	7" Unreinforced, 4000 PSI
Roof	Ballasted 45 Mil EPDM, 15-year Warranty
Data	AT&T Fiber Delivered into Building
Comments	<ul style="list-style-type: none"> • 1,500' highway frontage with 69,900 vehicles per day • New construction delivered 2nd Quarter 2020 • Concrete paving throughout development (including parking lot and truck courts) • Ability to independently secure each building • White painted walls and roof deck