


**FOR SALE / LEASE**  
**AVAILABLE UP TO 176,970 SF**



**CONCEPTUAL DEVELOPMENT PLAN**  
**TWO BUILDINGS**

**CAPITAL CORPORATE CENTER**  
**CAPITAL STREET, ELGIN, IL**

Professionally Designed By:



HEITMAN ARCHITECTS

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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### BUILDING 1 SPECIFICATIONS:

<b>BUILDING SIZE:</b>	40,000 SF
<b>OFFICE:</b>	To Suit
<b>SITE SIZE:</b>	±6.2 acres
<b>CLEAR HEIGHT:</b>	32' (or to suit)
<b>LOADING:</b>	› 8 Exterior Dock Doors (expandable) › 1 Drive-in Door
<b>SPRINKLER:</b>	ESFR System
<b>PARKING:</b>	283 spaces
<b>PRICING:</b>	Subject to Proposal
<b>COMMENTS:</b>	Extensive Tollway Frontage / Visibility

### BUILDING 2 SPECIFICATIONS:


<b>BUILDING SIZE:</b>	40,000 SF
<b>OFFICE:</b>	To Suit
<b>SITE SIZE:</b>	±4.2 acres
<b>CLEAR HEIGHT:</b>	32' (or to suit)
<b>LOADING:</b>	› 10 Exterior Dock Doors (expandable) › 1 Drive-in Door
<b>SPRINKLER:</b>	ESFR System
<b>PARKING:</b>	100 spaces (or to suit)
<b>PRICING:</b>	Subject to Proposal
<b>COMMENTS:</b>	Extensive Tollway Frontage / Visibility



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## LOCATION HIGHLIGHTS

- For Sale or Lease
- Immediate Access to Randall Road & I-90
- Expressway Visibility / Exposure
- Ideal for Corporate Headquarters Site
- Full Utilities to Site
- Low Kane County Taxes
- Site Available for Purchase and/or a Build-to-Suit for Lease, Purchase or Lease with Option to Purchase
- Fully Entitled Site is in Build-ready Condition
- Off-site Detention Already in Place so the Parcel Offers Maximum Development Potential with no Loss Area or Expense

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