

Available for Sale or Lease



# Ideal Manufacturing Facility

340 Renner Dr | Elgin, Illinois

## Available

- Total Building: 125,131 SF  
(Divisible to 20,000 SF)
- Occupancy: January 1, 2020
- Office: ± 8,000 SF
- Clear Height: 14' - 21'
- Loading: 6 DID's  
13 Exterior Docks
- Sprinkler: Wet
- Power: + 4,000 Amps

- Signage available
- Easy access to major roads and highways
- Strong labor pool
- Solid loading
- Heavy Power w/ Buss duct
- Moderate Parking
- Newer portions of roof & addition

## Pricing

- For Sale: \$48 PSF (\$6,006,288)
- For Lease: Subject to Offer

## Highlights

For More Information, Contact:

**Matt Garland**

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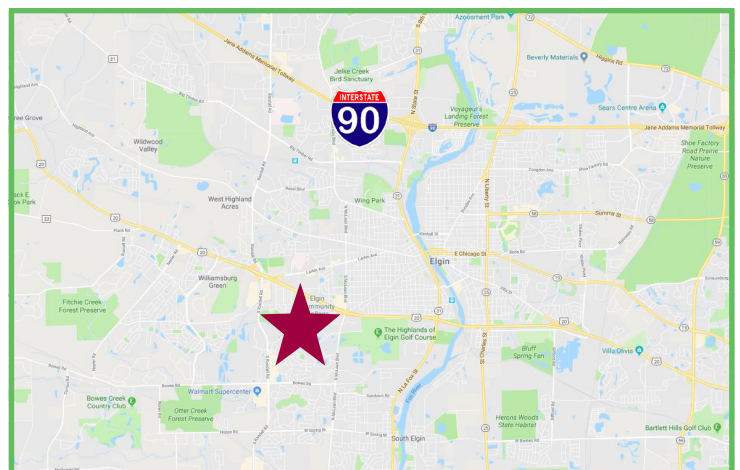
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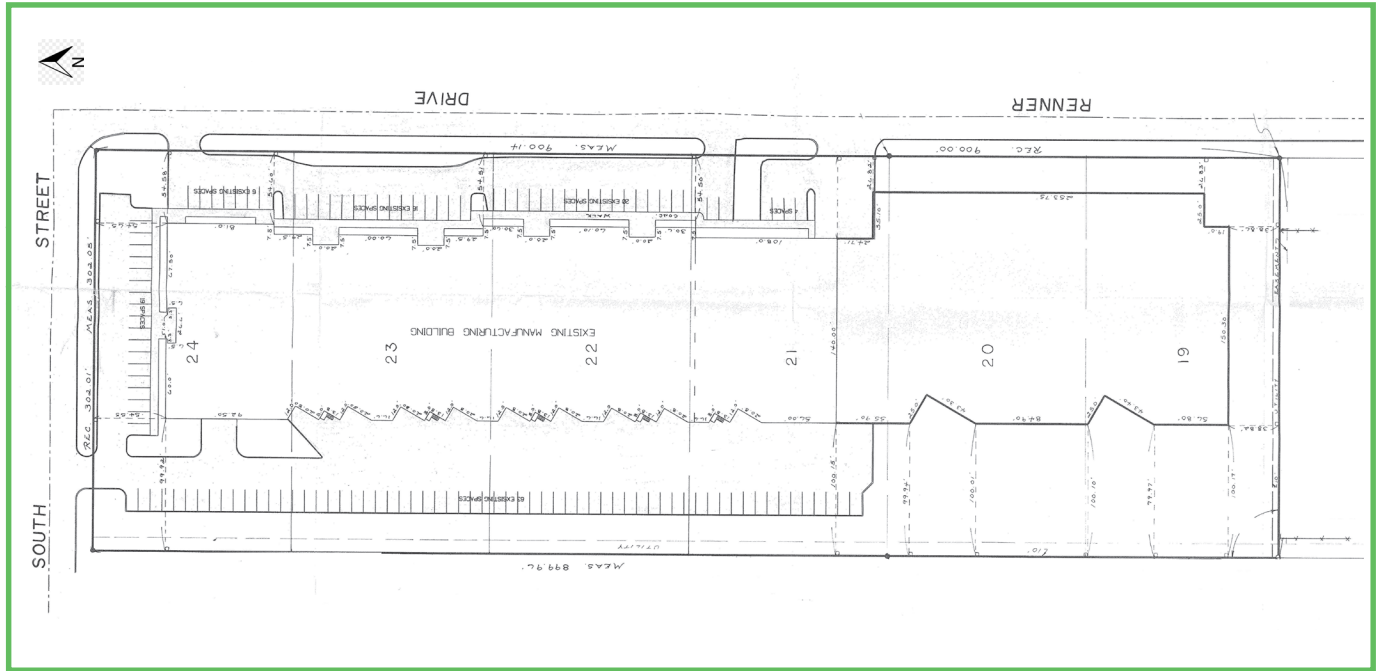
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# Survey & Demographics

340 Renner Dr. | 125,131 SF



## Labor Statistics

POPULATION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2024 Projection	10,791	96,326	159,390
2019 Estimate	10,632	94,052	157,146
2010 Census	10,592	89,015	153,749
Growth 2019 - 2024	1.50%	2.42%	1.43%
Growth 2010 - 2019	0.38%	5.66%	2.21%
<i>2019 Population</i>	<i>10,632</i>	<i>94,052</i>	<i>157,146</i>

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