

Fox River Business Park

Fox River 2, Airport Rd, Elgin, Illinois

AVAILABLE



 **LEE &
ASSOCIATES®**
COMMERCIAL REAL ESTATE SERVICES

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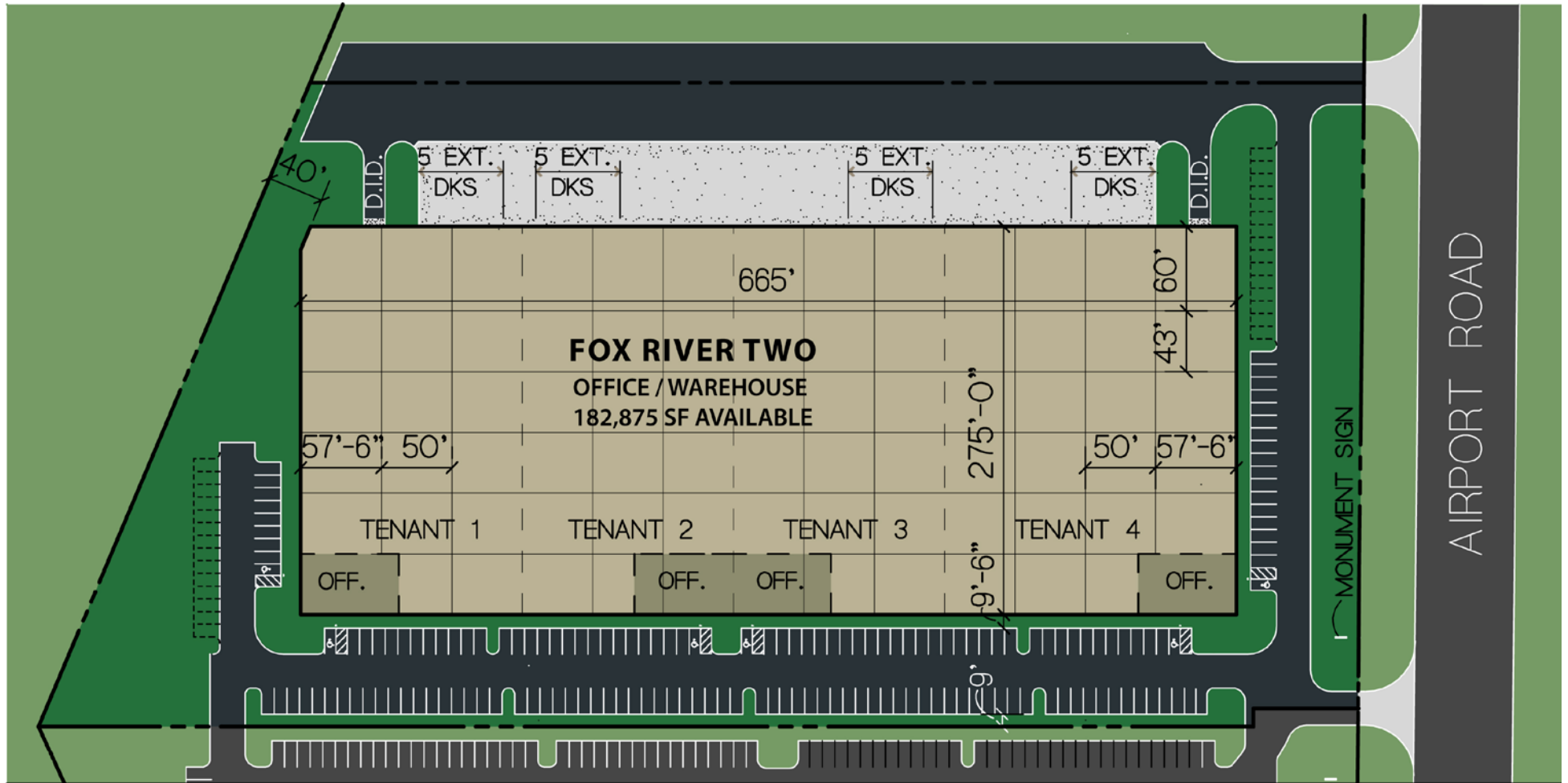
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Developed By:

northern
Northern Builders, Inc.

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SITE PLAN



Fox River Business Park

Fox River 2, Airport Rd, Elgin, Illinois

AVAILABLE

COMMENTS

- New Construction!
- High-Image Facility
- I-90 Visibility
- Flexible Unit Sizes
- Low Kane County Taxes
- Immediate Access to Full Interchange at I-90 and Route 31
- Professionally owned and managed by Northern Builders

PROPERTY OVERVIEW

Building Size:	182,875 SF
Available Space:	182,875 SF (divisible to 30,000 SF)
Office Space:	5% (or to suit)
Land Area:	±8.80 Acres
Loading:	Twenty (20) exterior docks (expandable) Two (2) drive-in doors (expandable)
Clear Height:	32' Ceiling Height
Power:	To suit
Car Parking:	159 stalls
Bay Sizes:	43' x 50' (typical), with 60' speed bays
Taxes:	\$1.25 PSF (estimate)
Pricing:	Sale Price: Subject to Offer Lease Rate: \$5.45 PSF Net



