

1600 FLEETWOOD DRIVE  
Elgin, Illinois

60-80,000 SF / ±7 ACRES  
Available for Lease/Sale

## NEW OWNERSHIP!

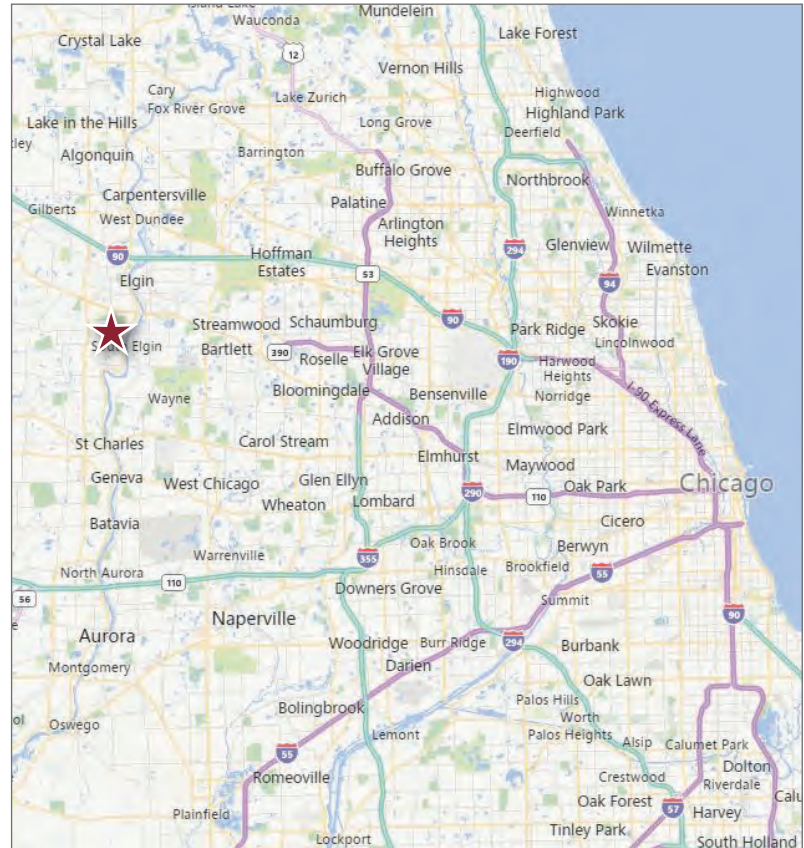


### BUILDING SPECIFICATIONS:

<b>Building Size:</b>	246,052 SF
<b>Site Size:</b>	±15.5 Acres
<b>Office:</b>	22,380 SF (2-story)
<b>Bay Size:</b>	50' x 60'
<b>Clear Height:</b>	26'
<b>Docks</b>	› Ten (10) interior with levelers › Two (2) drive in doors
<b>Construction:</b>	Brick with insulated metal panel
<b>Sprinkler Type:</b>	Wet System
<b>Parking:</b>	Heavy
<b>Power:</b>	3000 Amps @ 277/480 Volts
<b>Zoning:</b>	G-1 (General Industrial)

### AVAILABLE SPACE:

<b>Available Space:</b>	60-80,000 SF (expandable)
<b>Office:</b>	To Suit
<b>Loading:</b>	Two (2) Interior docks/ One (1) DID (expandable)
<b>Lease Rate:</b>	\$5.45 PSF Gross
<b>Available Land:</b>	±7 Acres STO



Certain Principals of Lee & Associates may have a direct or indirect ownership interest in this property.



9450 W. BRYN MAWR AVENUE, SUITE 550  
ROSEMONT, ILLINOIS 60018  
MAIN | (773) 355-3000  
[WWW.LEE-ASSOCIATES.COM](http://WWW.LEE-ASSOCIATES.COM)

Owned & Managed by:  
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FOR MORE INFORMATION:

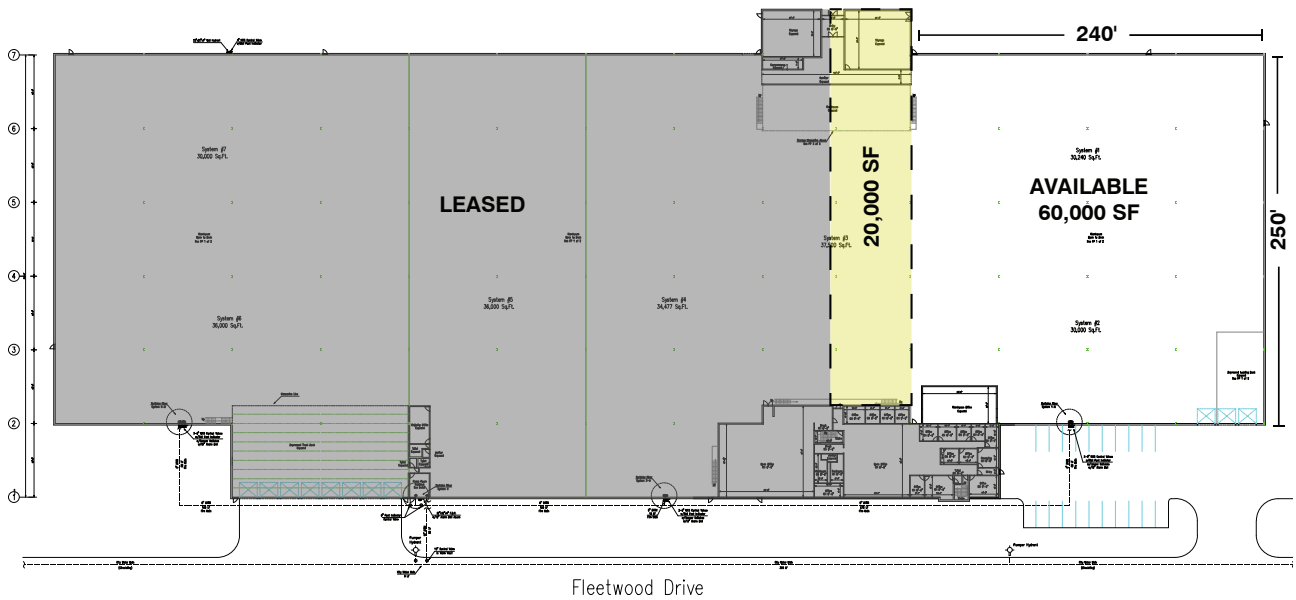
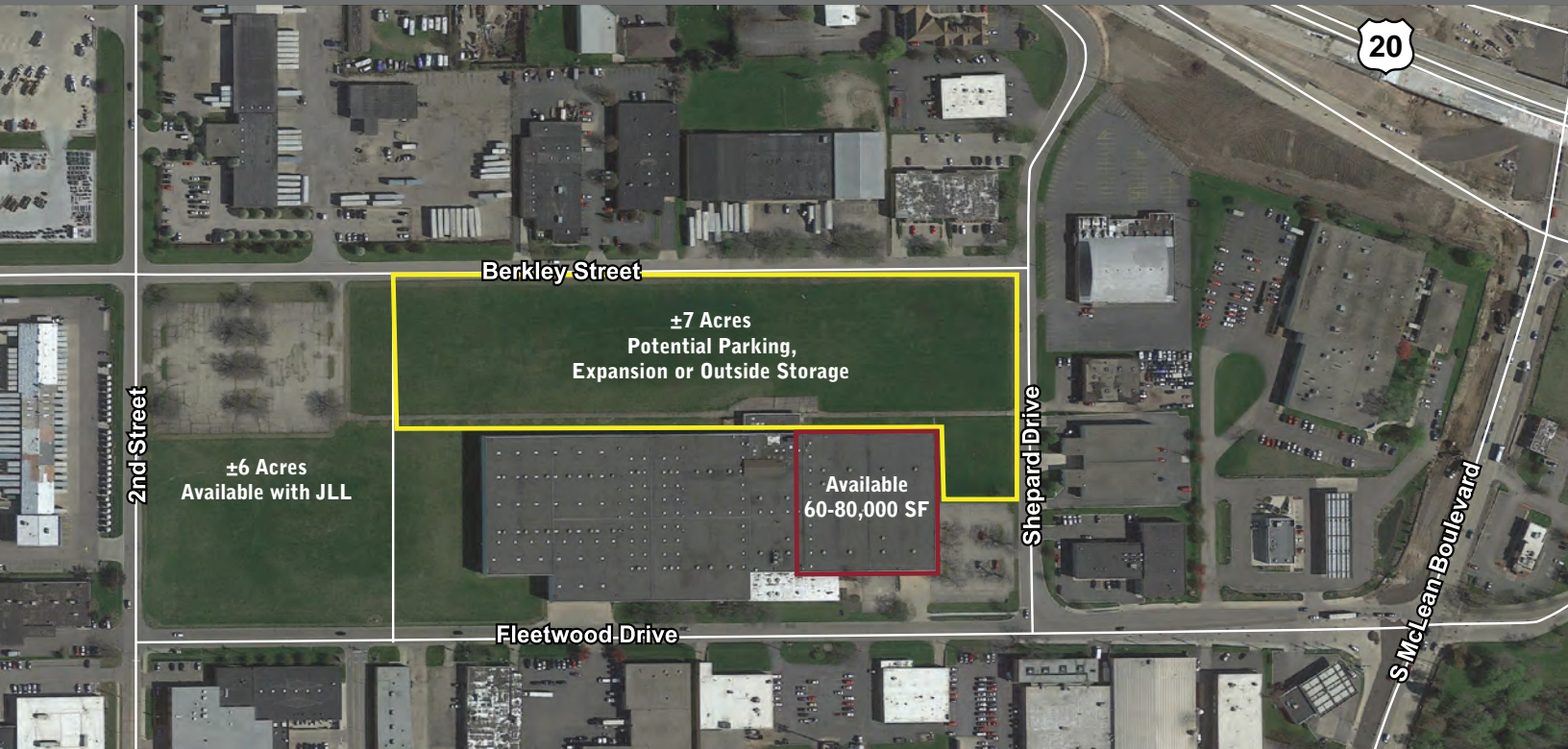
**MICHAEL J. ANDROWICH, JR.**  
Senior Associate  
(773) 355-3047 direct  
[mjandrowich@lee-associates.com](mailto:mjandrowich@lee-associates.com)

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## HIGHLIGHTS & FEATURES:

- + ±7 acre land site for expansion, vehicle parking trailer parking and/or outside storage
- + Easy Access to Elgin-O'Hare Expressway via Rt. 20 and new McLean/Rt. 20 Interchange
- + Heavy Power
- + Dense population with a diverse workforce

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