


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



**CONCEPTUAL DEVELOPMENT PLAN**  
SINGLE BUILDING

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

Professionally Designed By:



HEITMAN ARCHITECTS

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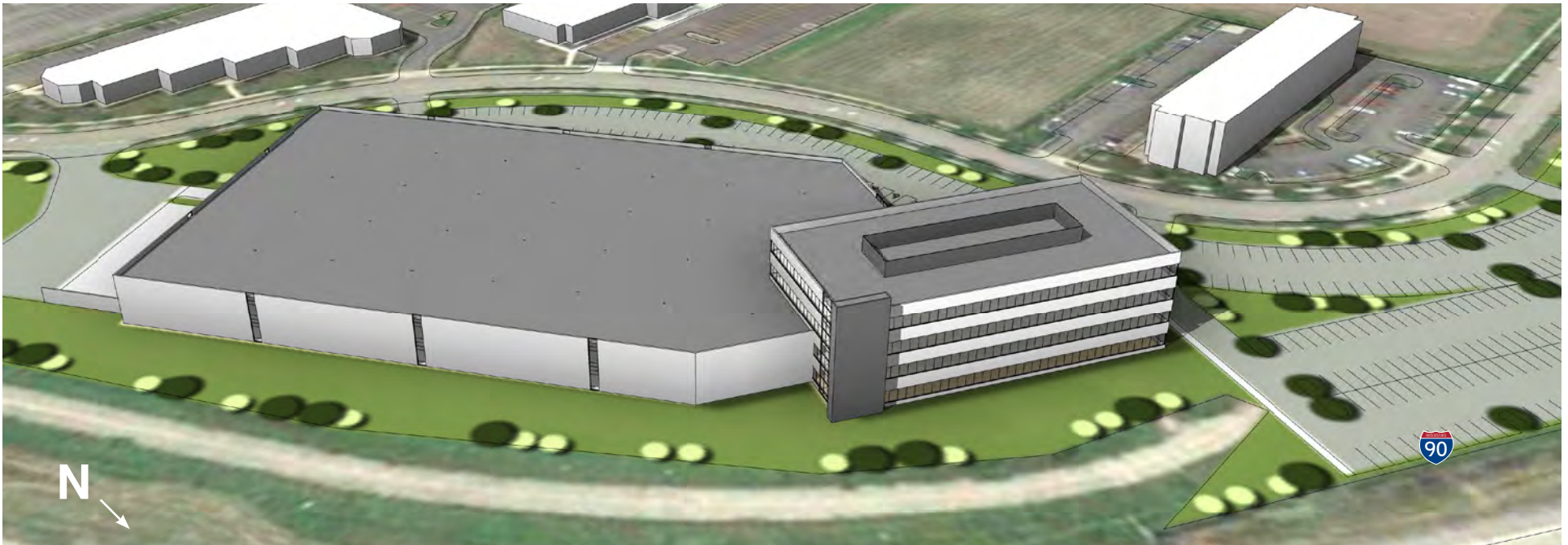
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**PROPERTY SPECIFICATIONS:**


<b>BUILDING SIZE:</b>	Up to 176,970 SF (divisible)
<b>OFFICE:</b>	To Suit
<b>SITE SIZE:</b>	±10.4 acres
<b>CLEAR HEIGHT:</b>	32' (or to suit)
<b>LOADING:</b>	› 9 Exterior Dock Doors (expandable) › 1 Drive-in Door
<b>SPRINKLER:</b>	ESFR System
<b>PARKING:</b>	290 spaces (or to suit)
<b>PRICING:</b>	Subject to Proposal
<b>COMMENTS:</b>	› Extensive Tollway Frontage / Visibility



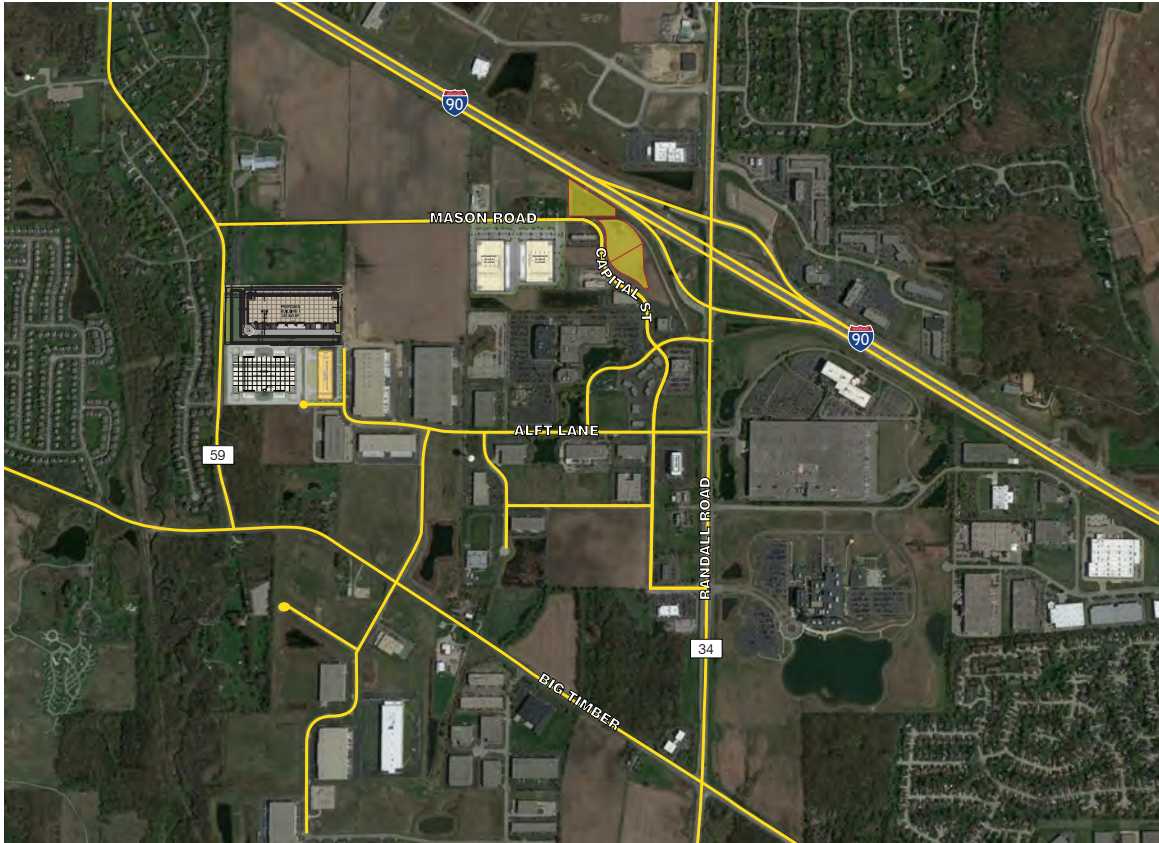
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## LOCATION HIGHLIGHTS

- 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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