

**150,056 SF  
FOR SALE / LEASE**



**RANDALL CROSSINGS BUSINESS PARK**  
**2770 ALFT COURT, ELGIN, ILLINOIS 60124**

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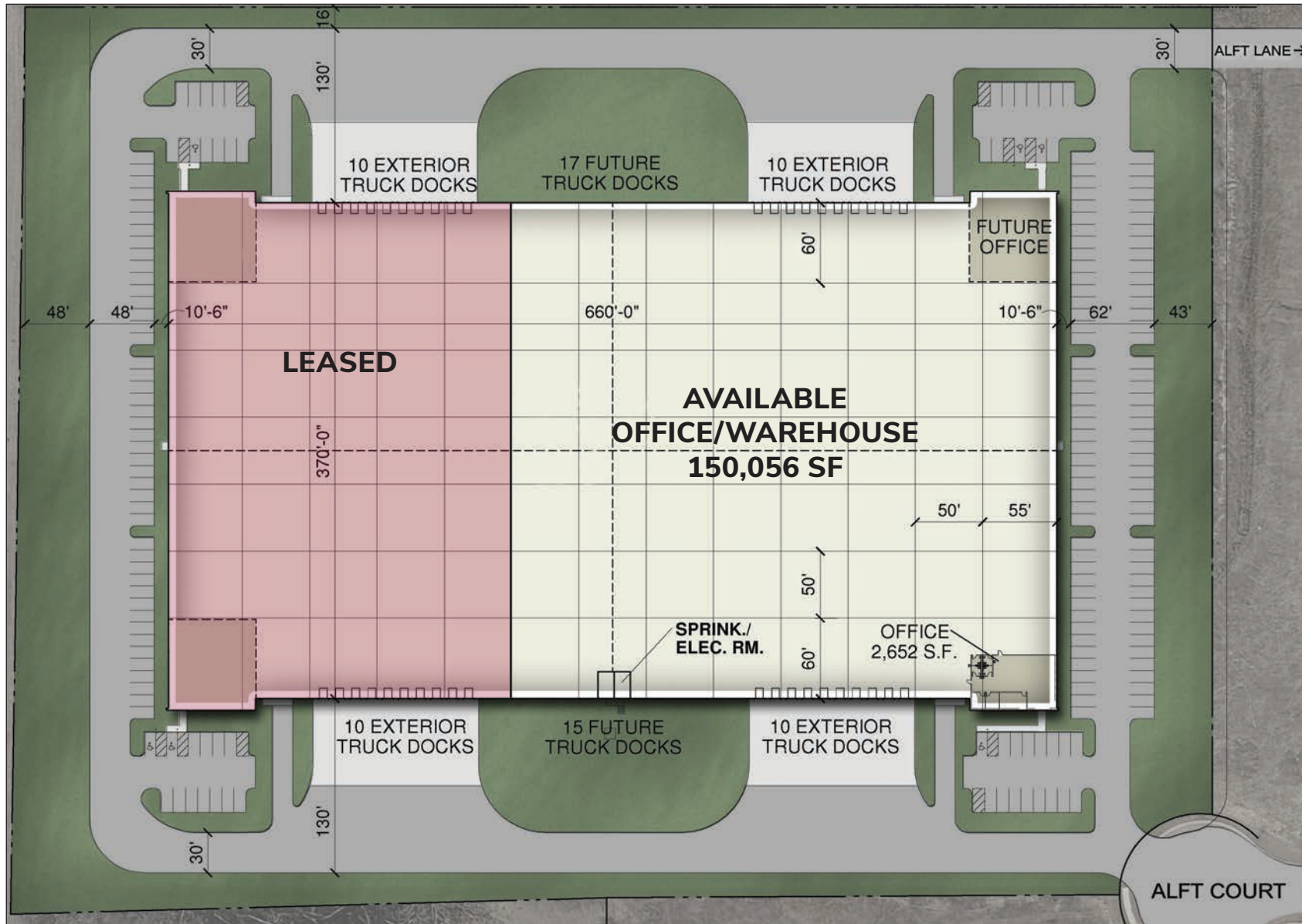
Developed By:  
**MOLTO**  
PROPERTIES

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.

AVAILABLE FOR SALE / LEASE

2770 ALFT COURT

ELGIN, ILLINOIS 60124



## BUILDING SPECIFICATIONS:

**BUILDING SIZE:** 246,446 SF (divisible to ±60,000 SF)

**AVAILABLE SIZE:** 150,056 SF

**OFFICE:** 2,652 SF

**SITE SIZE:** 13.51 acres

**CLEAR HEIGHT:** 32'

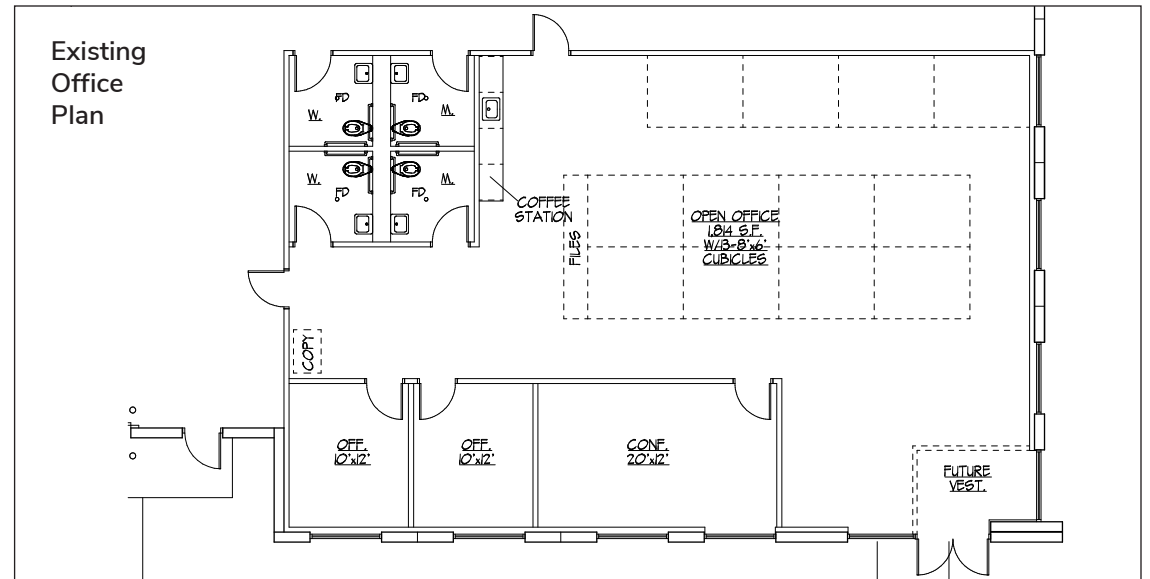
**LOADING:** › 40 exterior docks (expandable to 72)  
› 4 drive-in doors (expandable)

**PARKING:** 187 spaces (expandable)

**POWER:** 2,000A @ 277/480V, 3-phase service

**REAL ESTATE TAXES:** \$1.60 PSF (estimate)

**COMMENTS:** › New construction!  
› Located ¼ mile from 4-way interchange at I-90 & Randall Road  
› Available for lease or purchase  
› Pretigious business park environment  
› Low Kane County taxes  
› Trailer parking available



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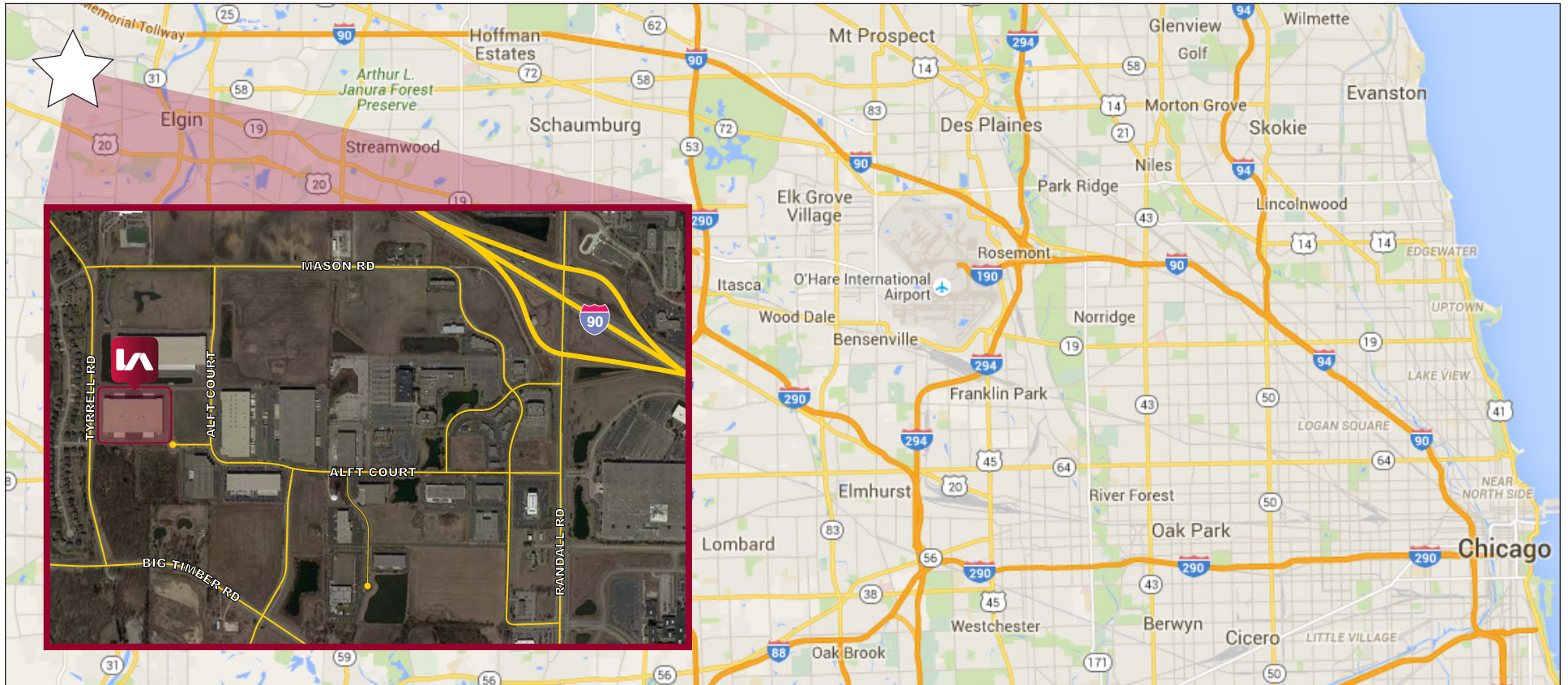
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