

50,000-335,000 SF  
FOR SALE / LEASE



**2563 & 2565 MASON ROAD**  
**ELGIN, ILLINOIS 60124**

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Developed By:  
***northern***  
**Northern Builders, Inc.**

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

2563 & 2565 MASON ROAD

ELGIN, ILLINOIS 60124



# FEATURES

- Brand New “Class A” Business Park
- 50,000 to 335,000 Square Feet Available
- Located ¼ Mile from 4-way Interchange at I-90 and Randall Road
- Available for Lease or Purchase
- High Image Pre-Cast Construction
- Low Kane County Taxes

## 2563 MASON ROAD SPECIFICATIONS

### BUILDING SPECIFICATIONS:

|                         |  |
|-------------------------|--|
| <b>BUILDING SIZE:</b>   | 151,200 SF (divisible to 50,000 SF)  |
| <b>OFFICE:</b>          | To suit  |
| <b>SITE SIZE:</b>       | 9.4 acres  |
| <b>BAY SIZE:</b>        | 50' x 60' (65' speed bays)   |
| <b>CLEAR HEIGHT:</b>    | 32'  |
| <b>LOADING:</b>         | <ul style="list-style-type: none"><li>› 26 exterior docks</li><li>› 2 drive-in door (expandable)</li></ul> |
| <b>SPRINKLER:</b>       | ESFR   |
| <b>AUTO PARKING:</b>    | 210 spaces (expandable)  |
| <b>TRAILER PARKING:</b> | Available  |
| <b>TAXES:</b>           | \$1.65 PSF (estimate)  |
| <b>PRICING:</b>         | Subject to proposal  |

## 2565 MASON ROAD SPECIFICATIONS

### BUILDING SPECIFICATIONS:

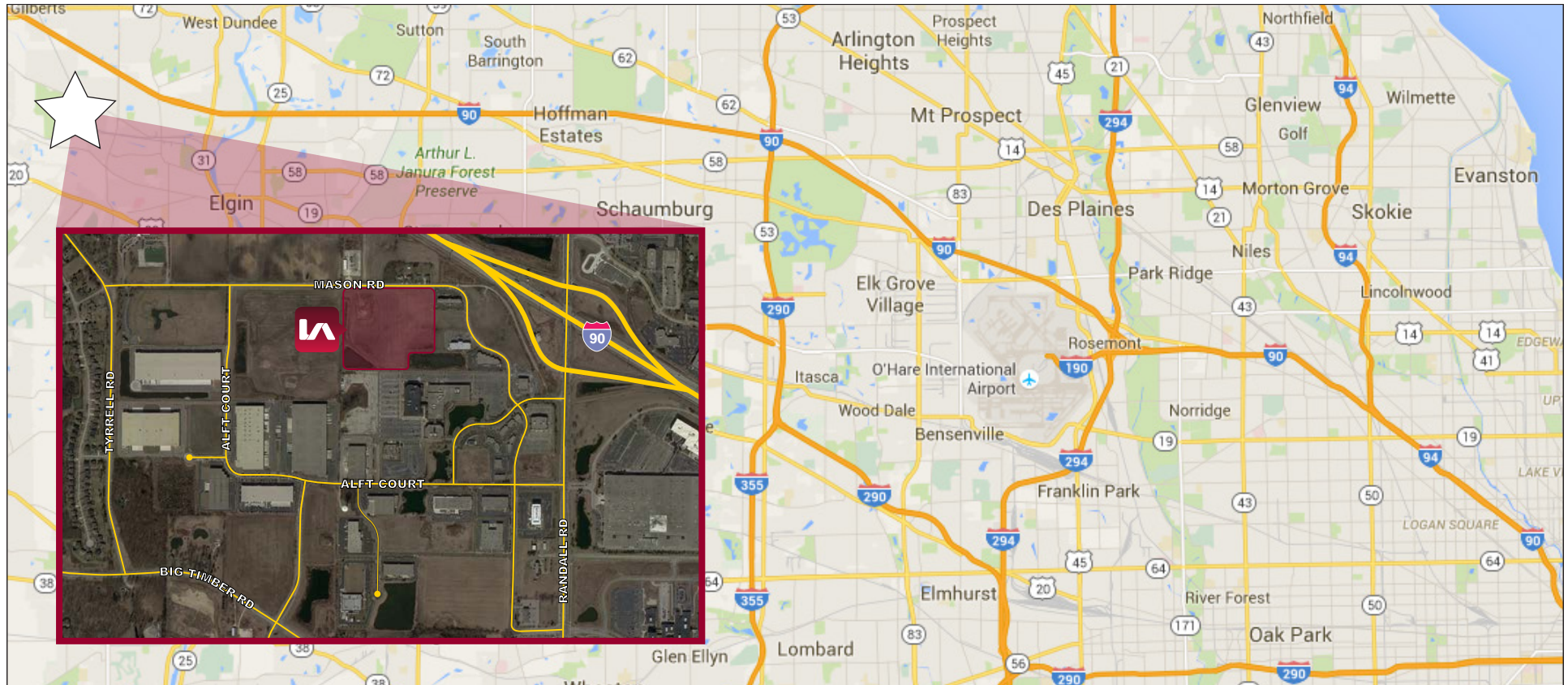
|                         |  |
|-------------------------|--|
| <b>BUILDING SIZE:</b>   | 181,440 SF (divisible to 50,000 SF)  |
| <b>OFFICE:</b>          | To suit  |
| <b>SITE SIZE:</b>       | 10.2 acres   |
| <b>BAY SIZE:</b>        | 50' x 60' (65' speed bays)   |
| <b>CLEAR HEIGHT:</b>    | 32'  |
| <b>LOADING:</b>         | <ul style="list-style-type: none"><li>› 35 exterior docks</li><li>› 2 drive-in door (expandable)</li></ul> |
| <b>SPRINKLER:</b>       | ESFR   |
| <b>AUTO PARKING:</b>    | 228 spaces (expandable)  |
| <b>TRAILER PARKING:</b> | Available  |
| <b>TAXES:</b>           | \$1.65 PSF (estimate)  |
| <b>PRICING:</b>         | Subject to proposal  |

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