

400/E Airport Road, Elgin, IL

± 21,510 SF FOR LEASE



Drive Through Facility

## SPECIFICATIONS

AVAILABLE SIZE: 21,510 SF

OFFICE: 4,730 SF

CEILING CLEAR: 18'

POWER: Ample

LOADING: 4 Drive-in Doors (17' x 14')

SPRINKLERED: Yes

ZONING: PAB (Planned Area Business)

PARKING: 4 per 1,000 SF (Additional Parking Available)

RE TAXES: \$1.36 PSF

CAM: \$1.15 PSF

**LEASE PRICE: \$7.50 PSF Modified Gross**

- New Window Line
- Planned Area Business Zoning – Very Broad Use Potential
- Rare Drive Through Facility
- Newly Refurbished in 2016
- Located Just Off 1-90/Route 31 Four-Way Interchange
- Signage Available Facing Route 31 or I-90
- Potential Vehicle Maintenance

### Contact:

Mike Deserto  
224-588-3026  
mdeserto@entrecmercial.com

Cory Kay  
224-532-2497  
ckay@entrecmercial.com



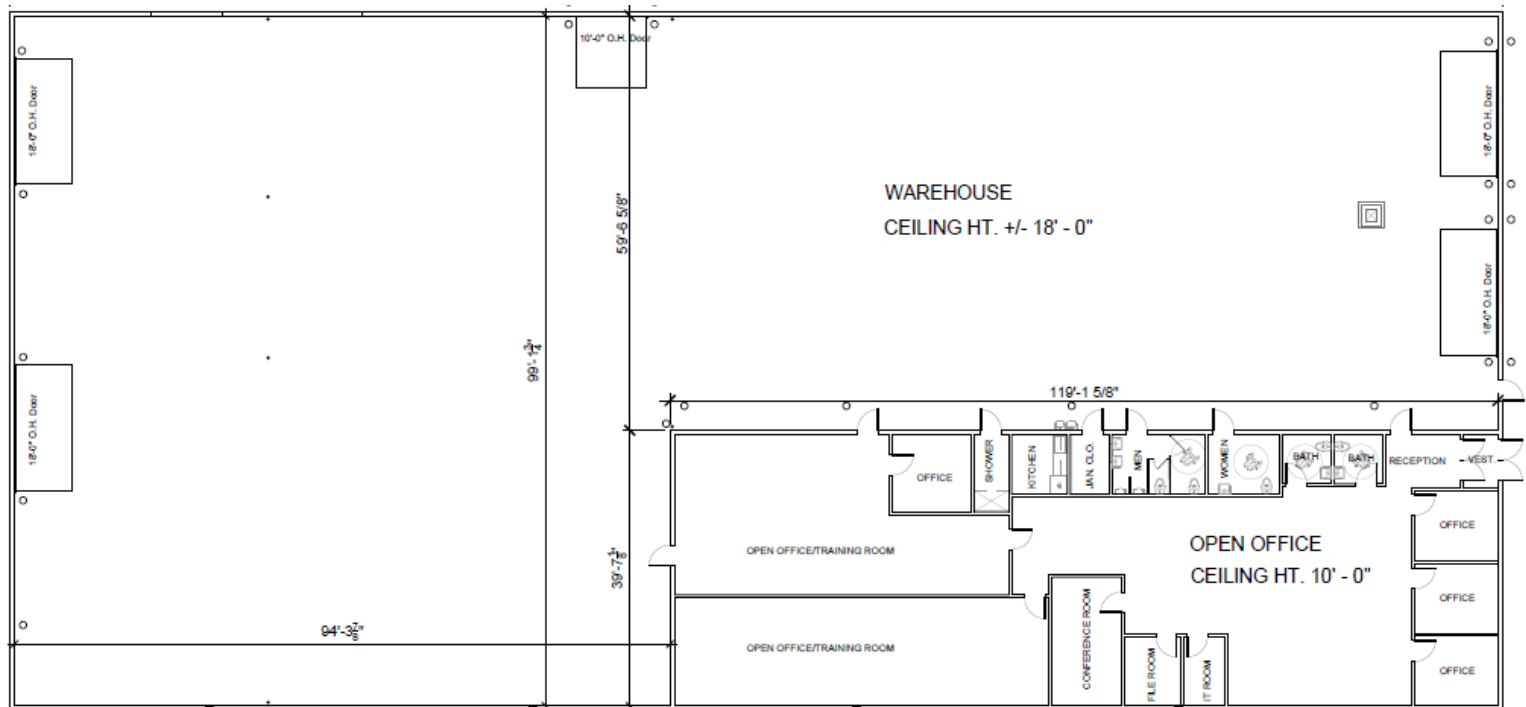
[www.entrecmercial.com](http://www.entrecmercial.com)

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

**ENTRE**  
Commercial Realty LLC

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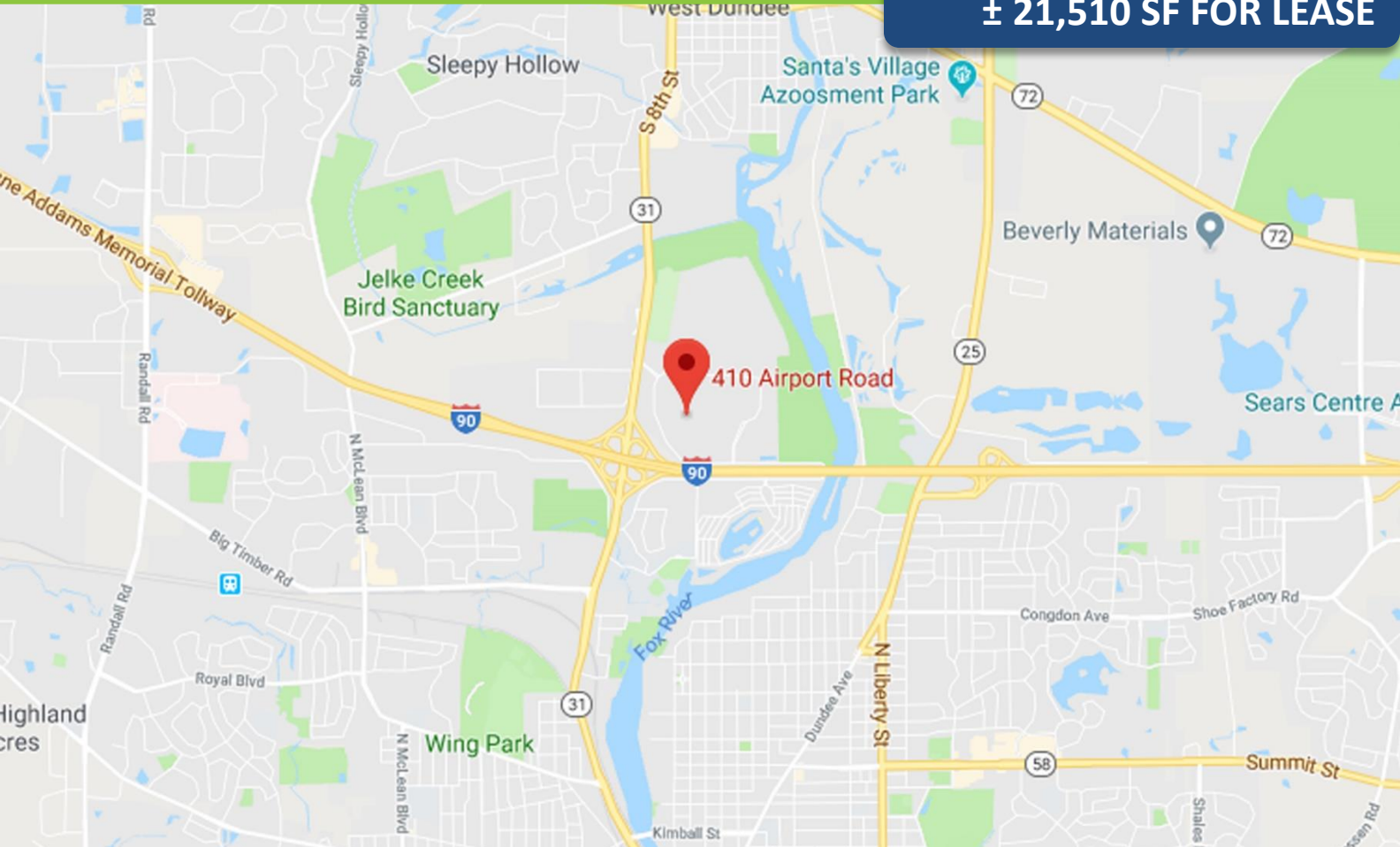
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## LOCATION

- Desirable Kane County Location
- Located Directly off I-90/Rt.31 Interchange
- I-90 Exposure
- Close Proximity to Local Restaurants/Retail
- High Density Local Workforce

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