

400 – 440 Airport Road, Elgin, IL  
River Ridge Business Center

± 2,500 – 109,891 SF FOR LEASE



## SPECIFICATIONS

UNIT 400 B: 25,915 SF (Office/Flex/School Space)

UNIT 430: 25,816 SF (Church/Recreational Space)

UNIT 410 B: 19,133 SF (Industrial/Flex Space)

UNIT 400 E: 21,510 SF (Industrial/Flex Space)

UNIT 418: 15,017 SF (Office/School/Flex Space)

UNIT 440 J: 2,500 SF (Office Space)

SPRINKLERED: Yes

ZONING: PAB (Planned Area Business)

AGE: 1985-1987 (Updated 2015)

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

REAL ESTATE TAXES: \$1.36 PSF

CAM: \$1.15 PSF

**LEASE RATE: \$7.50 - \$12.50 PSF Modified Gross**

- Planned Area Business Zoning – Very Broad Use Potential
- Newly Refurbished in 2015
- Located Just Off I-90/Route 31 Four-Way Interchange
- Modern Office Space with Ample Parking

### Contact:

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

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

Rachel Peck  
224-278-9777  
rpeck@entrecmercial.com



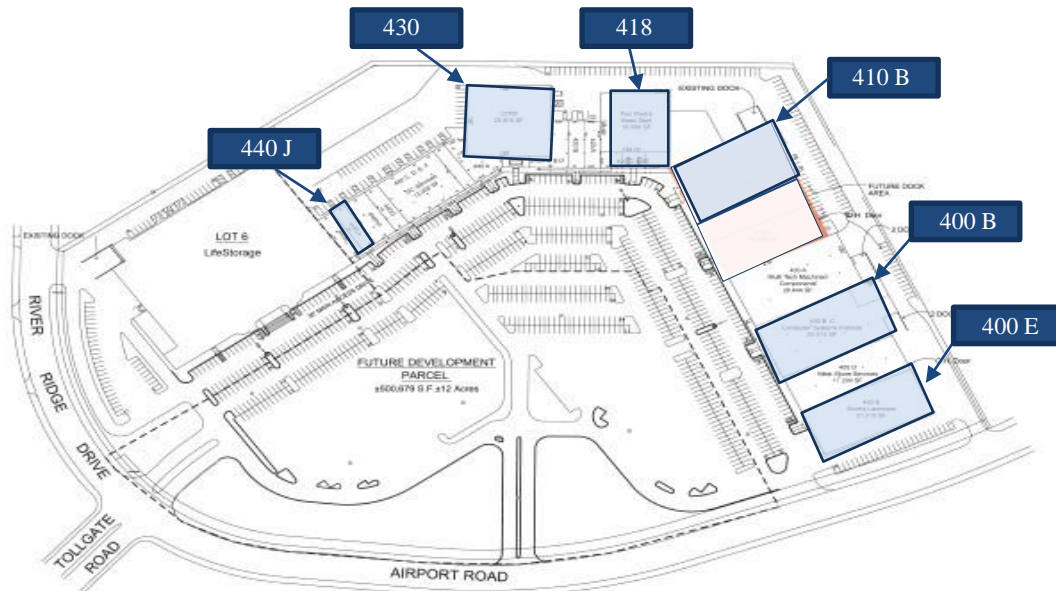
[www.entrecmercial.com](http://www.entrecmercial.com)

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

**ENTRE**  
Commercial Realty LLC

# 400 – 440 Airport Road, Elgin, IL River Ridge Business Center

± 2,500 – 109,891 SF FOR LEASE



**River Ridge Business Center**  
400-460 Airport Road, Elgin IL

SITE PLAN NORTH

## Contact:

Mike DeSerto  
224-588-3026  
mdeserto@entreccommercial.com

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

Rachel Peck  
224-278-9777  
rpeck@entreccommercial.com



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

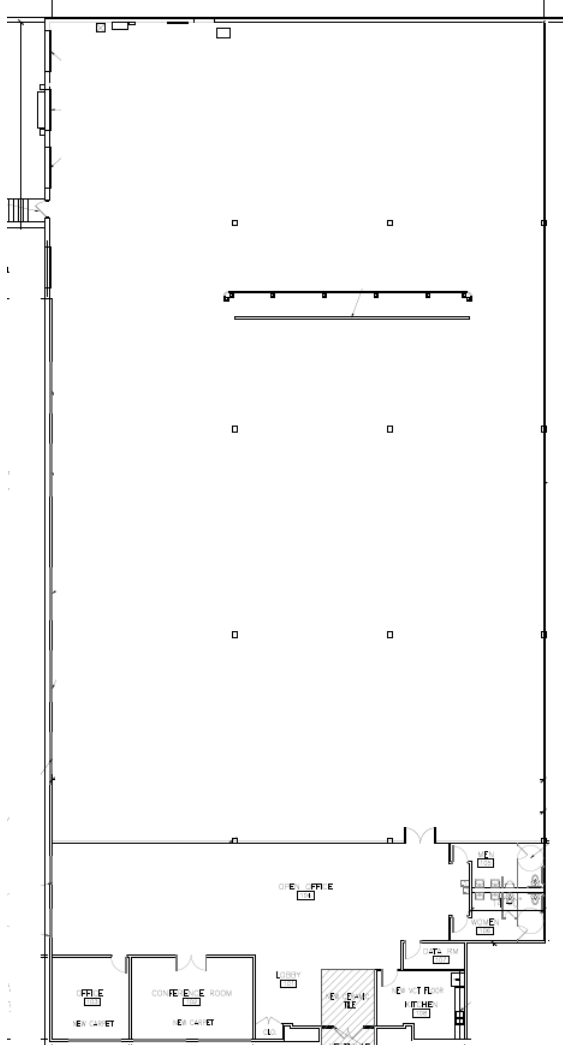
3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

**ENTRE**  
Commercial Realty LLC

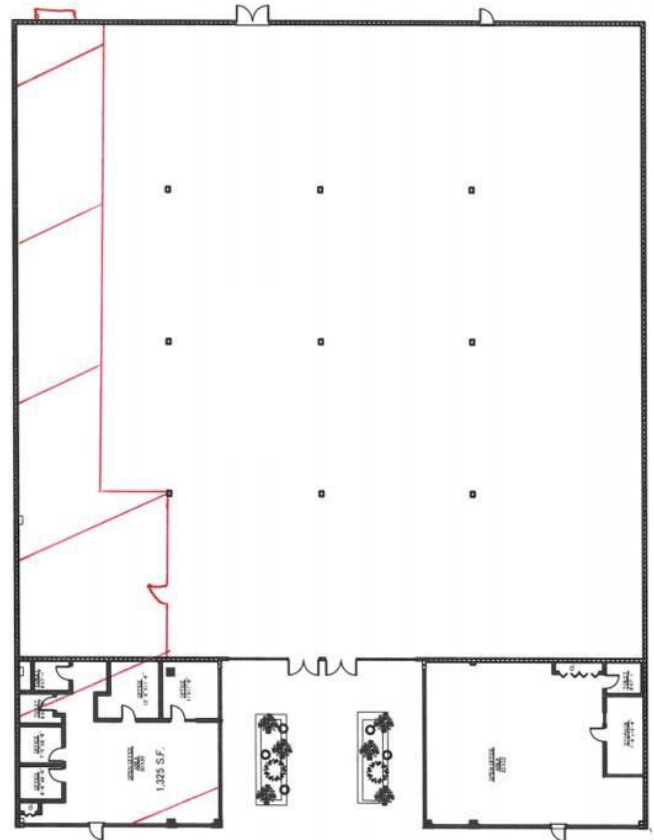
400 – 440 Airport Road, Elgin, IL  
River Ridge Business Center

**± 2,500 – 109,891 SF FOR LEASE**

**Unit 410 B**  
**19,133 SF**



**Unit 418**  
**15,017 SF**



\*Site plan not exact, new site plan being made.

**PROPERTY SPECIFICATIONS:**

Zoning: PAB  
 Parking: 4 Cars / 1,000 SF  
 Lease Rate: \$8.25 PSF MG

**PROPERTY SPECIFICATIONS:**

Zoning: PAB  
 Parking: 4 Cars / 1,000 SF  
 Lease Rate: Subject to Offer

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

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

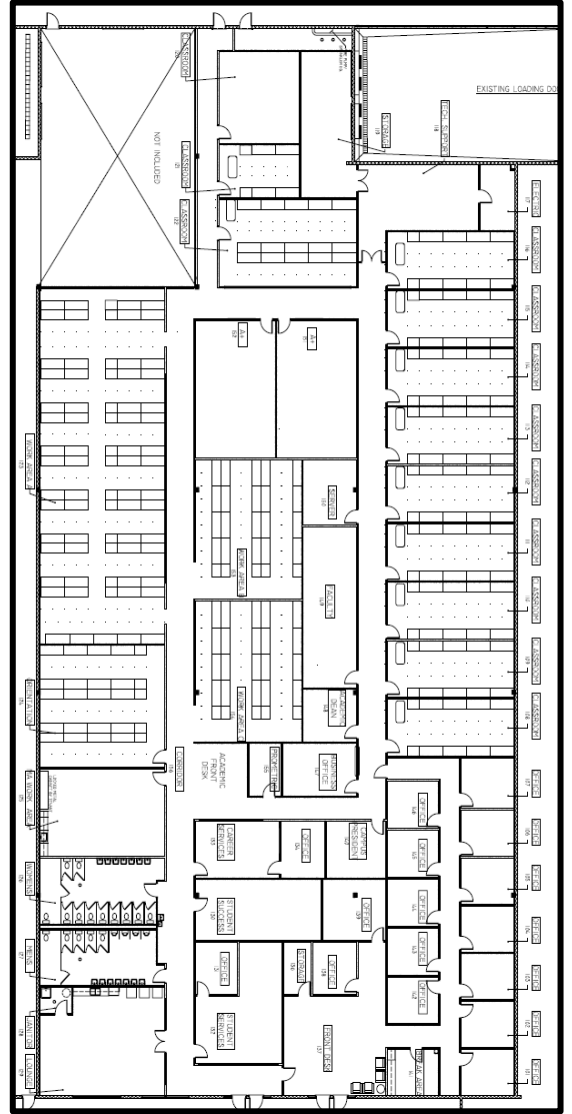
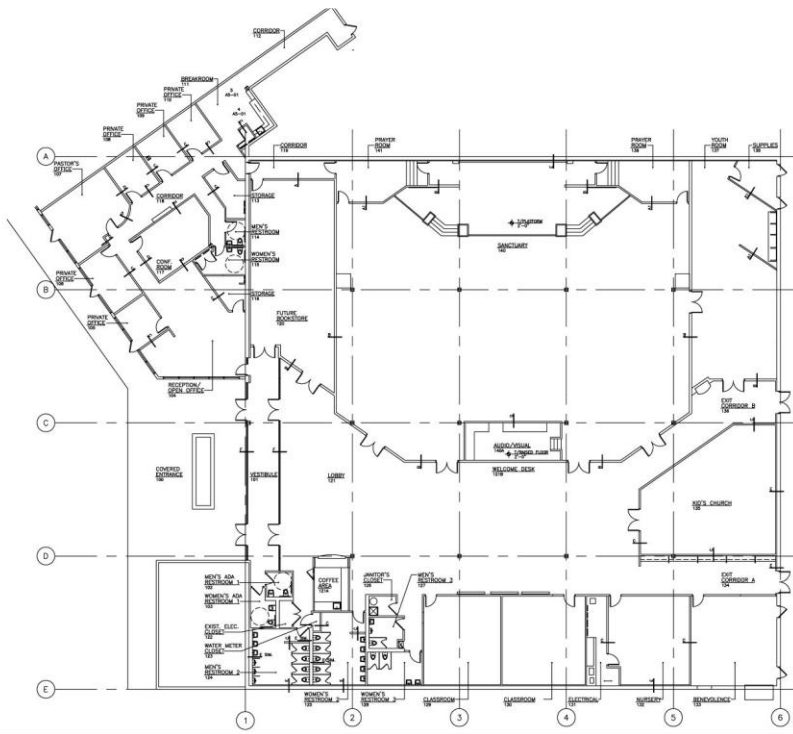


400 – 440 Airport Road, Elgin, IL  
River Ridge Business Center

**± 2,500 – 109,891 SF FOR LEASE**

**Unit 430**  
**25,816 SF**

**Unit 400 B**  
**25,915 SF**



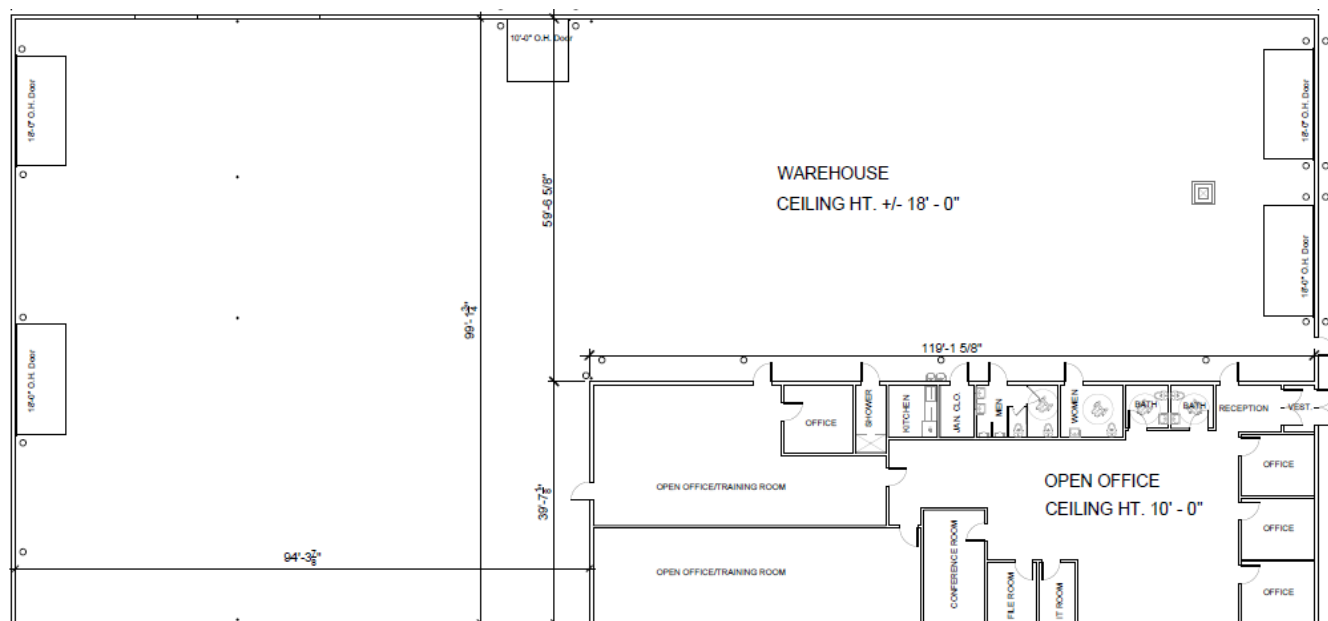
**PROPERTY SPECIFICATIONS:**

Zoning:	PAB
Parking:	4 Cars / 1,000 SF
Lease Rate:	\$12.50 PSF MG

400 – 440 Airport Road, Elgin, IL  
River Ridge Business Center

± 2,500 – 109,891 SF FOR LEASE

Unit 400 E  
21,510 SF



PROPERTY SPECIFICATIONS:

Zoning:	PAB
Parking:	4 Cars / 1,000 SF
Lease Rate:	\$7.50 PSF MG

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

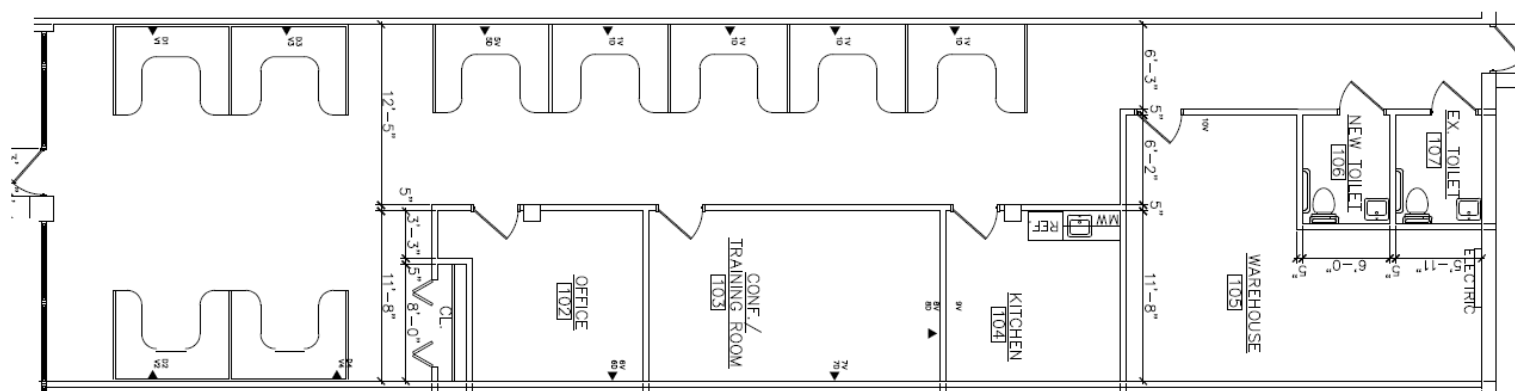
3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

**ENTRE**  
Commercial Realty LLC

400 – 440 Airport Road, Elgin, IL  
River Ridge Business Center

± 2,500 – 109,891 SF FOR LEASE

Unit 440 J  
2,500 SF



#### PROPERTY SPECIFICATIONS:

Zoning:	PAB
Parking:	4 Cars / 1,000 SF
Lease Rate:	\$9.50 PSF MG

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

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

**ENTRE**  
Commercial Realty LLC



400 – 440 Airport Road, Elgin, IL  
River Ridge Business Center

± 2,500 – 109,891 SF FOR LEASE



## Contact:

Mike DeSerto  
224-588-3026  
mdeserto@entrecommercial.com

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

Rachel Peck  
224-278-9777  
rpeck@entrecommercial.com



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

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

**ENTRE**  
Commercial Realty LLC

400 – 440 Airport Road, Elgin, IL  
River Ridge Business Center

± 2,500 – 109,891 SF FOR LEASE



## Contact:

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

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

Rachel Peck  
224-278-9777  
rpeck@entrecmercial.com



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

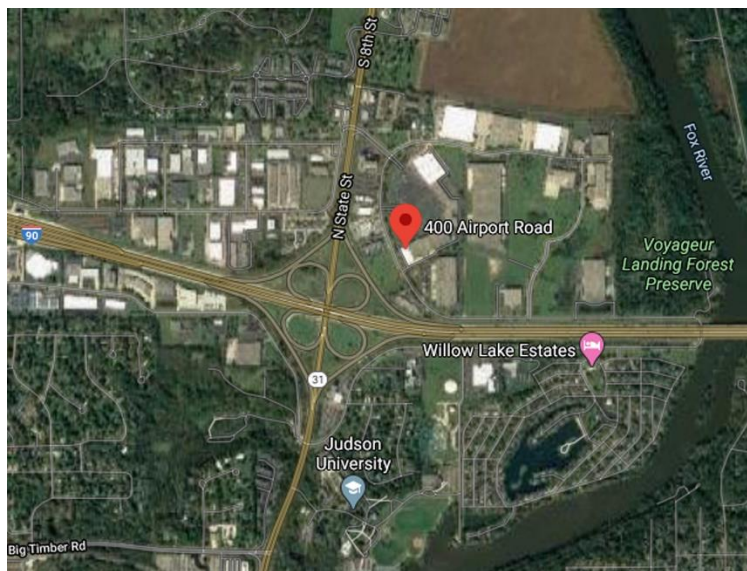
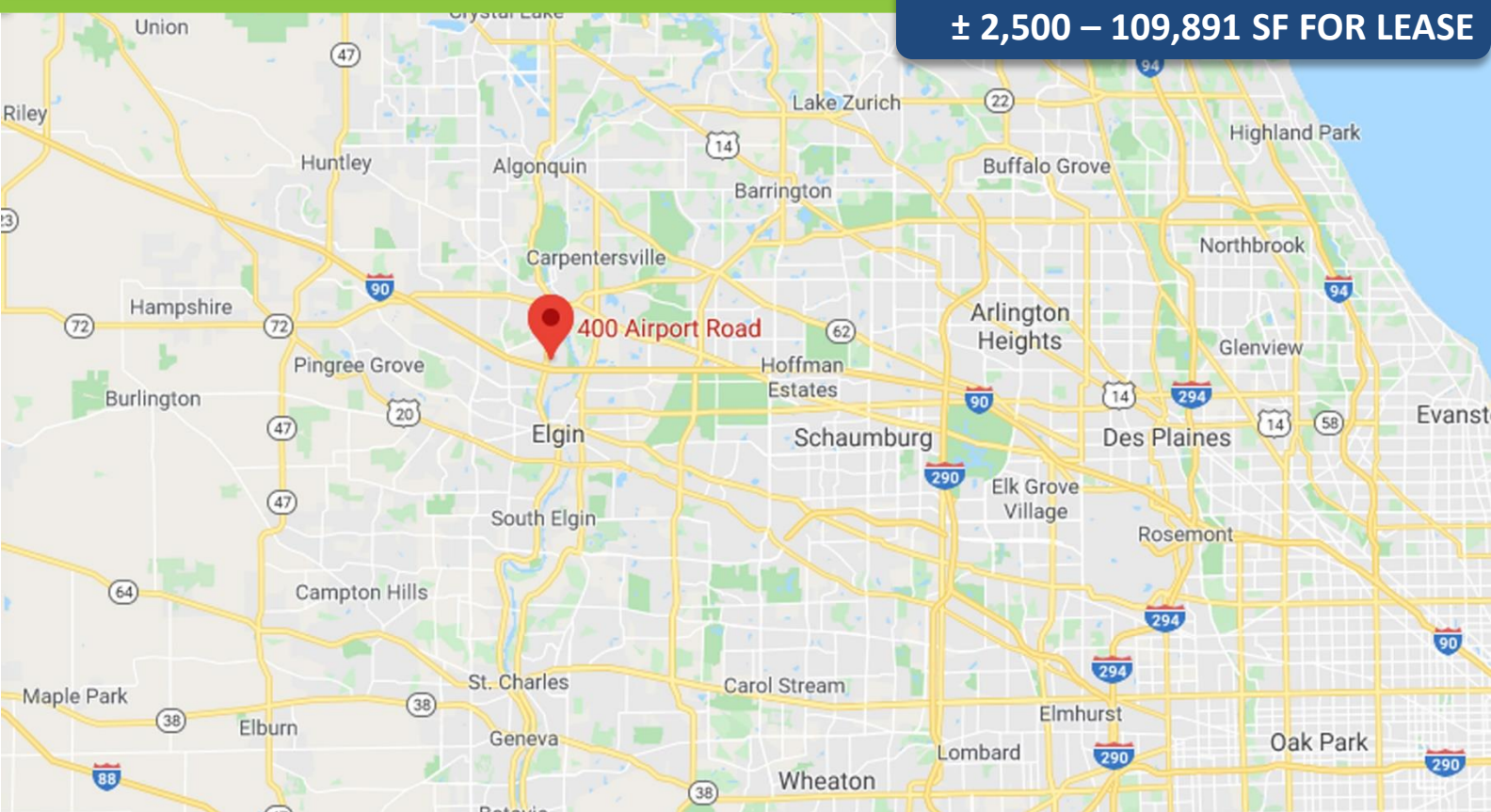
3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

**ENTRE**  
Commercial Realty LLC



# 400 – 440 Airport Road, Elgin, IL River Ridge Business Center

± 2,500 – 109,891 SF FOR LEASE

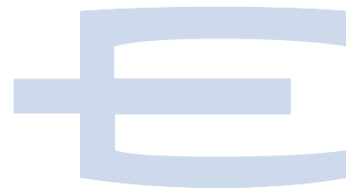


## Contact:

Mike DeSerto  
224-588-3026  
mdeserto@entreccommercial.com

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

Rachel Peck  
224-278-9777  
rpeck@entreccommercial.com



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

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

**ENTRE**  
Commercial Realty LLC