

AVAILABLE

2590 Alft Lane
Elgin, IL

IMMEDIATE OCCUPANCY



HIGHLIGHTS

High image facility

Unit A: 28,121 square feet

Unit B: 26,849 square feet

Total: 54,970 square feet

ESFR sprinkler system

24 foot clear height

Heavy automobile parking

Built in 2001



LAKEVIEW
REALTY INVESTORS

For more information contact:

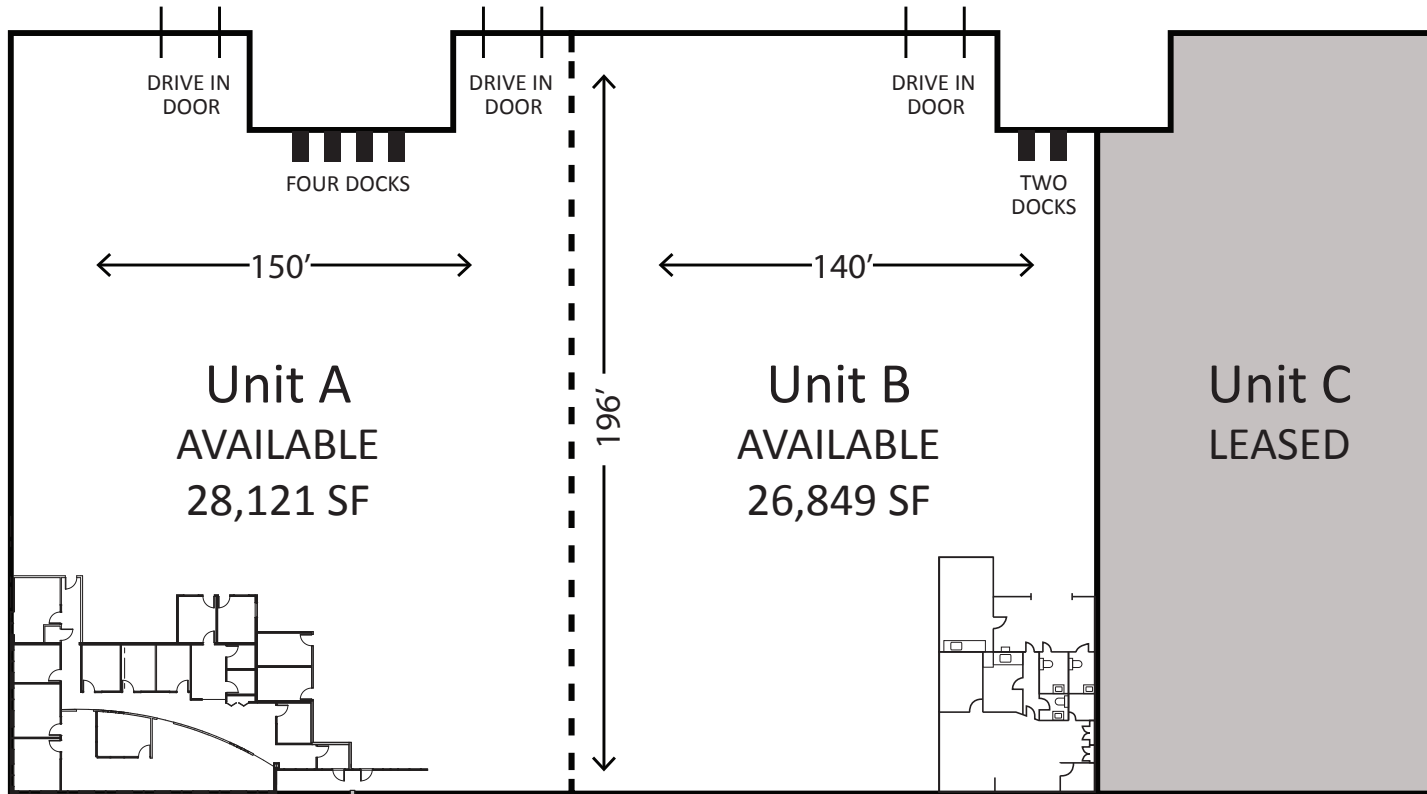
Kenneth P. Franzese
kfranzese@lee-associates.com
(773) 355.3005

John T. Cassidy
jcassidy@lee-associates.com
(773) 355.3006



AVAILABLE

2590 Alt Lane
Elgin, IL



SPECIFICATIONS

Building Size: 72,928 square feet

Available Space: 54,970 square feet
(divisible to 26,849)

Clear Height: 24 feet

Bay Size: 44' x 40'

Year Built: 2001

Lighting: High efficiency T5 fixtures

Parking: Heavy

Fire Protection: ESFR

Possession: Immediate

Taxes: \$1.55 (2015 payable 2016)

Occupancy: Immediate

Pricing: Subject to proposal

	Unit A	Unit B
Size:	28,121 SF	26,849 SF
Office Area:	3,728 SF	2,400 SF
Docks:	Four (4) exterior docks	Two (2) exterior docks
Drive-In Doors:	Two (2) drive-in doors	One (1) drive-in door
Electrical:	600 amps at 480v	400 amps at 480v



LAKEVIEW
REALTY INVESTORS

For more information contact:

Kenneth P. Franzese
kfranzese@lee-associates.com
(773) 355.3005

John T. Cassidy
jcassidy@lee-associates.com
(773) 355.3006



LAKEVIEW REALTY INVESTORS

Lakeview Realty Investors (LRI) is a privately owned and managed real estate company that has been acquiring, owning and managing industrial real estate for over 40 years. We have a unique set of characteristics that make us distinctive in the real estate world:

Focus. We are focused exclusively on the Chicago metropolitan area and on properties of less than 100,000 square feet. We do not compete in other geographic markets or in the commoditized “big box” world of industrial space.

Product Breadth. Within our area of specialization, we offer a wide array of product types. We acquire existing properties, as well as develop properties on both a speculative and build-to-suit basis. Our portfolio includes both single and multi-tenant properties.

Long-Term Perspective. Our strategy is to hold properties for the long-term. Unlike merchant builders or transaction-oriented investors, we view our properties as long term investments. We take pride in the fact that we have rarely sold a building and still own the first industrial property we ever acquired over 40 years ago. We are truly “in for the long haul.”

Quality. Due to our long-term commitment, we believe that each of our properties must meet the highest standards for functionality, flexibility, quality of design, construction, and maintenance.

Financial Strength. All of our acquisitions, construction, tenant improvement and renovation projects are internally financed. We do not rely on outside funding sources such as equity partners, banks or institutions. We can therefore make decisions based on a long time horizon and without worrying about what a near-term exit strategy might be.

Speed. We operate with a very lean management structure. Combined with our independence from outside funders, we have the ability to react fast and move quickly.

Dedicated Partners. We have partnered with a group of contractors and service providers, most of whom we have worked with for many years. We are confident in our ability to meet our tenant’s needs quickly and responsively.

Sustainability. We are committed to principles of sustainability and responsible stewardship of the environment. We currently own several LEED-certified buildings. As we redevelop properties, we are committed to either obtaining LEED certification or designing and constructing in the “spirit” of LEED.

Lakeview Realty Investors currently owns over 1,000,000 square feet of industrial property. In addition, we own the following land sites for development on a build to suit or speculative basis:

Bolingbrook	30 acres
DeKalb	300 acres
Elgin	10 acres
Romeoville	12 acres
Woodridge	14 acres



LAKEVIEW
REALTY INVESTORS