

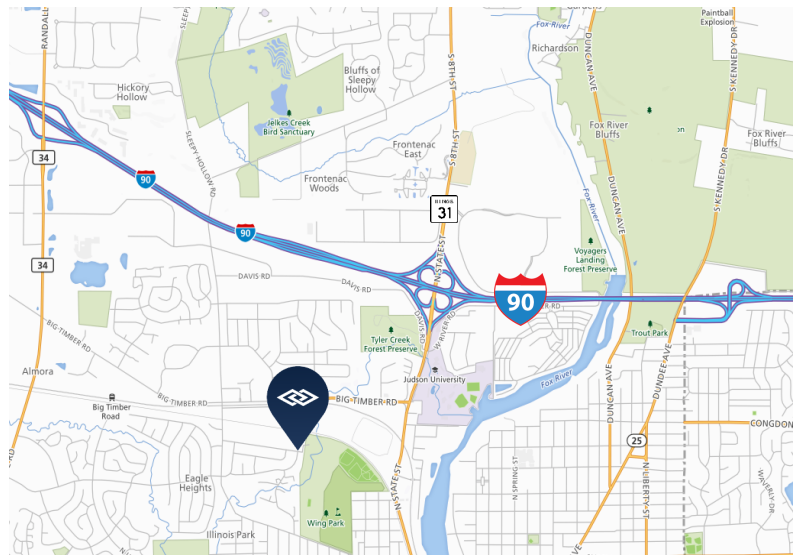
AVAILABLE FOR SALE OR LEASE

1160 ABBOTT DRIVE, ELGIN, ILLINOIS



BUILDING SPECIFICATIONS

BUILDING SIZE:	±9,500 SF
LAND:	±1.01 acre
OFFICE:	±1,600 SF
CEILING HEIGHT:	17' clear
LOADING:	1 exterior dock 1 drive-in door (12'w x 14'h)
PARKING:	22 cars
POWER:	400 amps; 240 volt; 3-phase
SPRINKLER:	Fully sprinklered
REAL ESTATE TAXES:	\$21,555.46 / \$2.27 psf (2017 paid 2018)
LEASE RATE:	Subject to offer
SALE PRICE:	\$807,500 (\$85.00 psf)



FEATURES

- Rare, free-standing precast building available for sale or lease
- Extremely clean functional building suitable for manufacturing or distribution
- New AC unit installed on roof
- Ideal Elgin location with access to I-90 via Route 31 or Randall Road
- Kane County real estate taxes

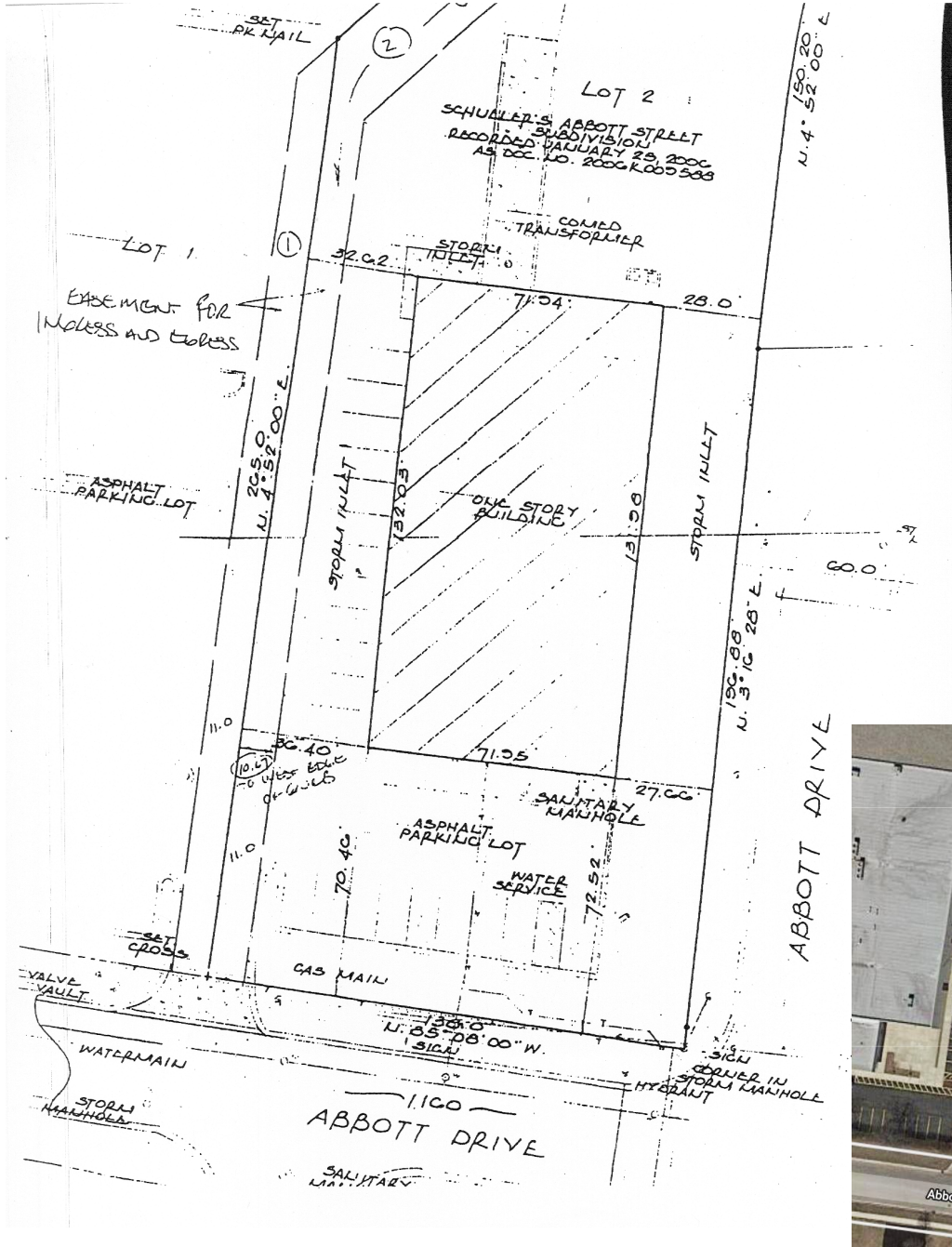
FOR ADDITIONAL
INFORMATION,
PLEASE CONTACT:

NOEL S. LISTON
Principal
nliston@darwinrealty.com

NICK KREJCI
Associate
nkrejci@darwinrealty.com

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