

2401 Huntington Dr North

Algonquin, Illinois

AVAILABLE

PRICE REDUCED!

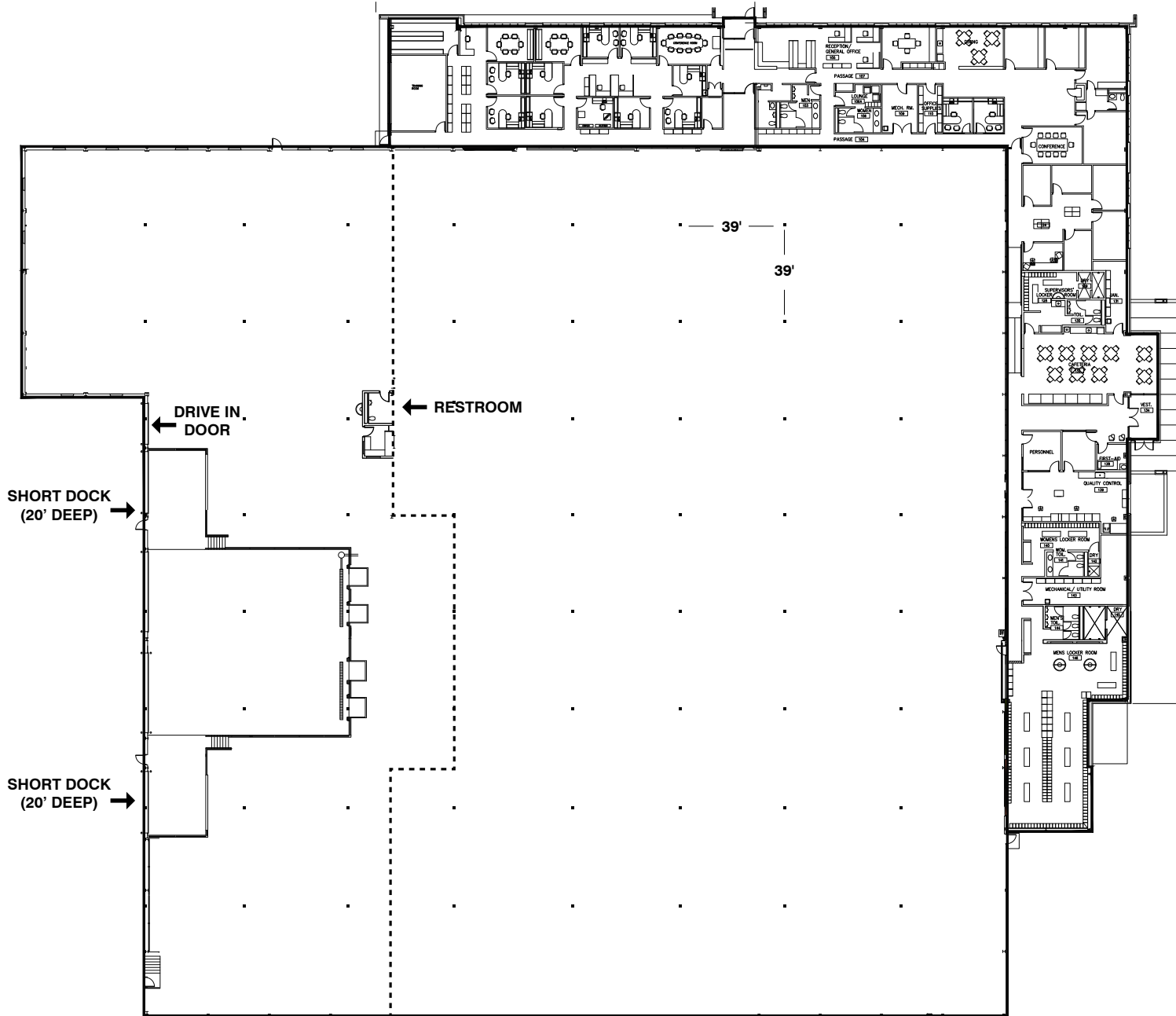
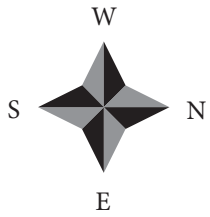


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FLOOR PLAN



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FEATURES

- High Image Corporate HQ Identity
- Excellent Location With Extensive Randall Road Frontage
- Large Landsite For Expansion of The Building and/or Parking Areas
- Prominent Signage on Randall Road
- Over Standard Infrastructure Including Locker Rooms, Warehouse Offices, Restrooms and Lunch Room
- Extensive Area Amenities

BUILDING SPECIFICATIONS:

Building Size:	±101,667 SF
Site Area:	±15 Acres (expandable)
Surplus Land:	±10 Acres
Office Finish:	±18,090 SF
Clear Height:	20'
Column Spacing:	39' x 39'
Sprinklered:	Fully
Electrical Services:	2400 Amp 277/480 Volts
Auto Parking:	±127 Stalls (expandable)
Trailer Parking:	Available
Loading:	Four (4) Truck Level Docks (with levelers and dock locks) One (1) Drive-in Door (13' x 14') Two (2) Short Docks w/ Trench Drains (20' depth)
Taxes:	\$1.29 PSF (payable 2016)
Pricing:	Sale: \$5,500,000 \$4,995,000 Lease: Subject to Proposal



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