

Available for  
Sale or Lease

**Randall Crossings Business Park**  
2760 Alft Court, Elgin, Illinois



### PROPERTY OVERVIEW

Building Size:	83,640 SF
Available Space:	83,640 SF (divisible to $\pm$ 20,000 SF)
Office Area:	To suit
Land Area:	$\pm$ 5 acres
Clearance:	30' clear
Truck Loading:	Ten (10) exterior docks (expandable to 26) Two (2) drive-in doors (expandable)
Power:	1200 amp; 277/480 volt, 3-phase service
Parking:	90 stalls

Bay Sizes:	51' x 52' (typical) 60' staging bay
Taxes:	\$1.10 PSF (estimate)
Pricing:	Sale Price: \$6,250,000 Lease Rate: Subject to Proposal
Comments:	<ul style="list-style-type: none"><li>• New construction!!</li><li>• <math>\frac{1}{4}</math> Mile from full interchange at Randall Road and I-90</li><li>• Prestigious Business Park environment</li><li>• Low Kane County taxes</li><li>• Trailer parking available</li><li>• 7" reinforced concrete floors over 6" base at 4000 PSI</li></ul>



For more information contact:

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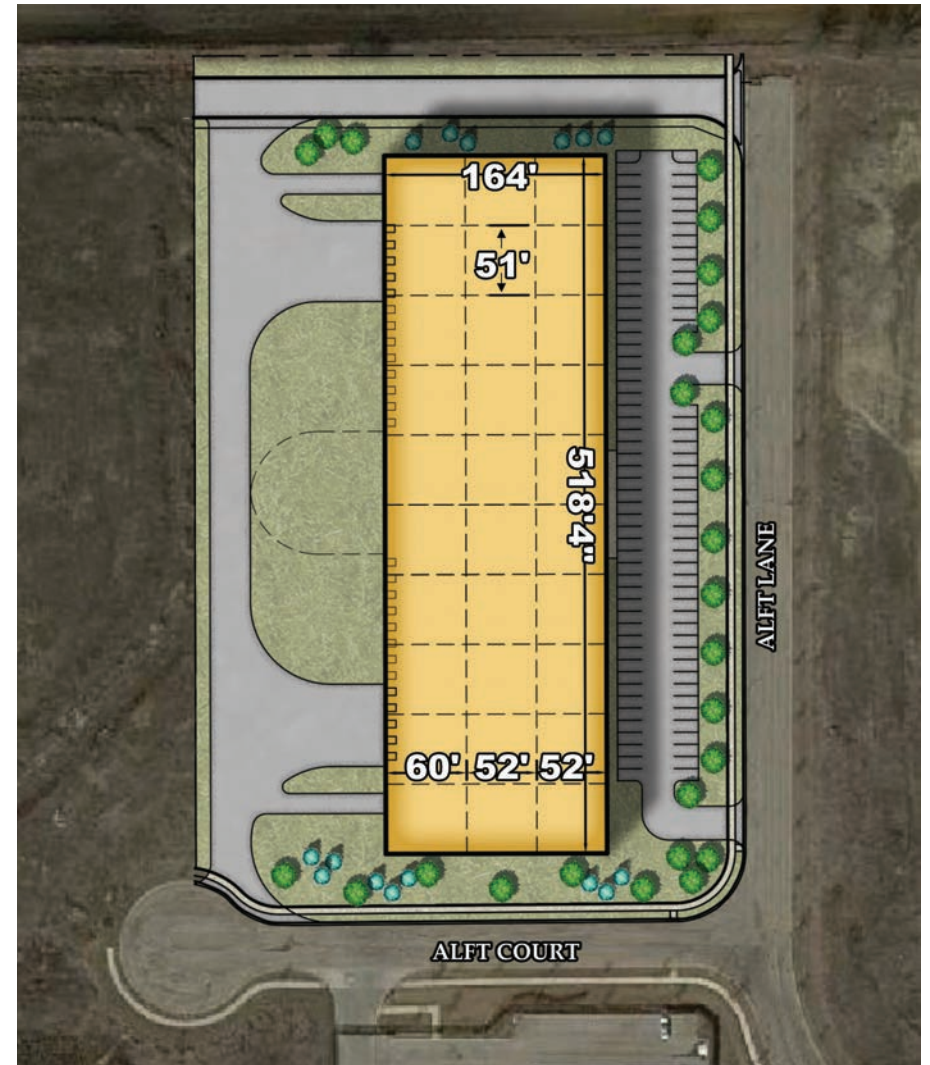


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# Randall Crossings Business Park

2760 Alft Court, Elgin, Illinois

- **New construction!!**
- **Single or Multi-tenant facility**
- **Space available from 20,000 to 83,640 square feet**
- **Ideal User/Investor opportunity**
- **Available For Sale or Lease**
- **Excellent area amenities**
- **2015 occupancy**



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