

50,000-335,000 SF
FOR SALE / LEASE



2563 & 2565 MASON ROAD
ELGIN, ILLINOIS 60124

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Developed By:
northern
Northern Builders, Inc.

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR SALE / LEASE

2563 & 2565 MASON ROAD

ELGIN, ILLINOIS 60124



FEATURES

- Brand New “Class A” Business Park
- 50,000 to 335,000 Square Feet Available
- Located ¼ Mile from 4-way Interchange at I-90 and Randall Road
- Available for Lease or Purchase
- High Image Pre-Cast Construction
- Low Kane County Taxes

2563 MASON ROAD SPECIFICATIONS

BUILDING SPECIFICATIONS:

BUILDING SIZE:	151,200 SF (divisible to 50,000 SF)
OFFICE:	To suit
SITE SIZE:	9.4 acres
BAY SIZE:	50' x 60' (65' speed bays)
CLEAR HEIGHT:	32'
LOADING:	<ul style="list-style-type: none">› 26 exterior docks› 2 drive-in door (expandable)
SPRINKLER:	ESFR
AUTO PARKING:	210 spaces (expandable)
TRAILER PARKING:	Available
TAXES:	\$1.65 PSF (estimate)
PRICING:	Subject to proposal

2565 MASON ROAD SPECIFICATIONS

BUILDING SPECIFICATIONS:

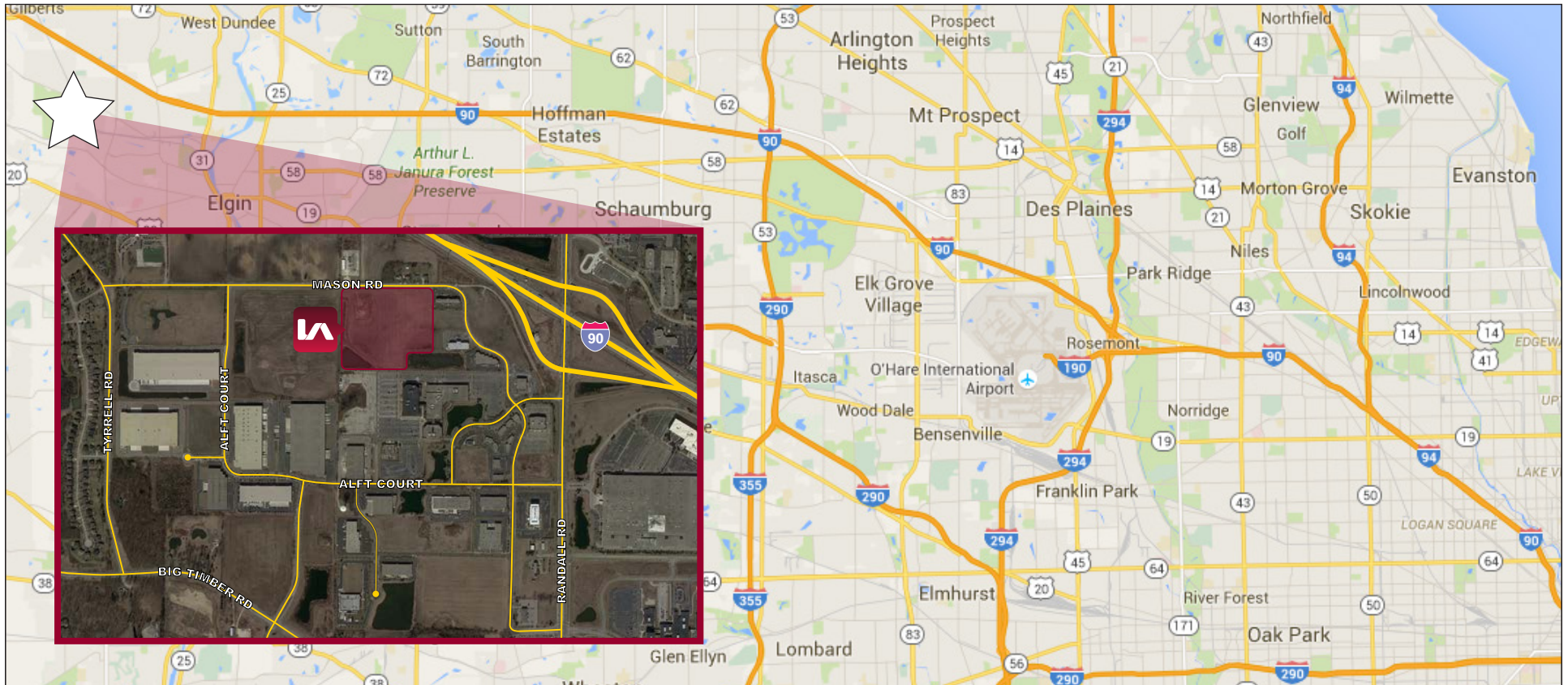
BUILDING SIZE:	181,440 SF (divisible to 50,000 SF)
OFFICE:	To suit
SITE SIZE:	10.2 acres
BAY SIZE:	50' x 60' (65' speed bays)
CLEAR HEIGHT:	32'
LOADING:	<ul style="list-style-type: none">› 35 exterior docks› 2 drive-in door (expandable)
SPRINKLER:	ESFR
AUTO PARKING:	228 spaces (expandable)
TRAILER PARKING:	Available
TAXES:	\$1.65 PSF (estimate)
PRICING:	Subject to proposal

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