

**FREE-STANDING BUILDING AVAILABLE FOR LEASE**

**1765 HOLMES ROAD, ELGIN, ILLINOIS**



**BUILDING SPECIFICATIONS**

<b>BUILDING SIZE:</b>	85,705 SF
<b>OFFICE:</b>	4,800 SF
<b>CEILING HEIGHT:</b>	24' clear
<b>LOADING:</b>	8 exterior docks 2 drive-in doors
<b>YEAR BUILT:</b>	1991 (fully renovated in 2018)
<b>LAND:</b>	4.76 acres
<b>PARKING:</b>	62 cars (expandable)
<b>POWER:</b>	600 amps; 480/277 volt
<b>REAL ESTATE TAXES:</b>	\$1.21 psf (2017 paid 2018)
<b>LEASE RATE:</b>	\$4.75 net psf



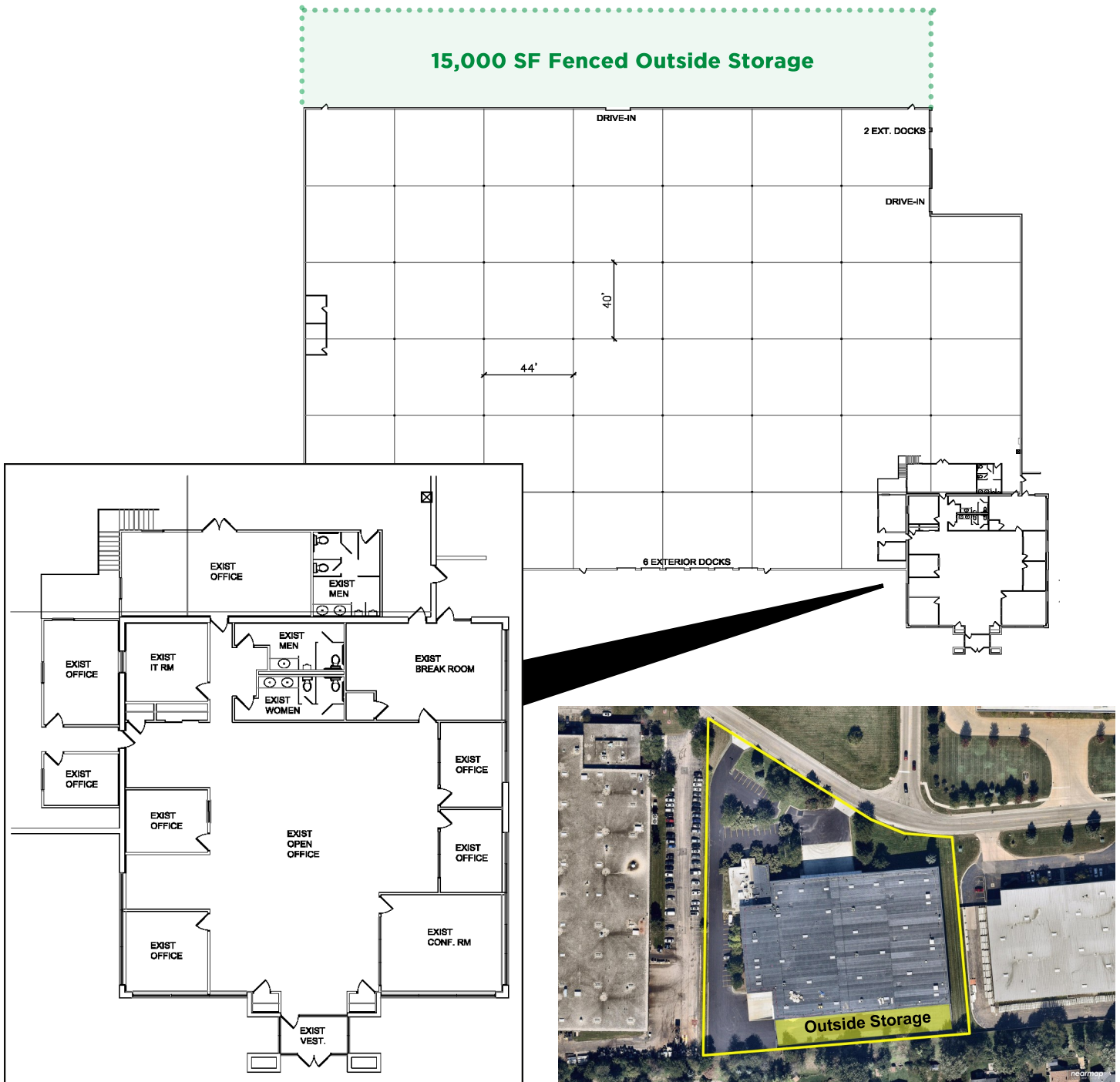
**FEATURES**

- High image, standalone facility
- Great access to I-90 via Route 31 or Randall Road (4-way interchanges)
- Completely renovated in 2018; new roof, new lighting, new office and more
- Low Kane County real estate taxes
- 15,000 SF of Fenced Outside Storage (expandable to 30,000 SF)

<b>FOR ADDITIONAL INFORMATION, PLEASE CONTACT:</b>	<b>NOEL S. LISTON</b>	<b>BRENDAN J. SHEAHAN</b>
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**15,000 SF Fenced Outside Storage**



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