

**72,320 SF
FOR LEASE**

**2708 ALFT LANE
ELGIN, ILLINOIS 60124**



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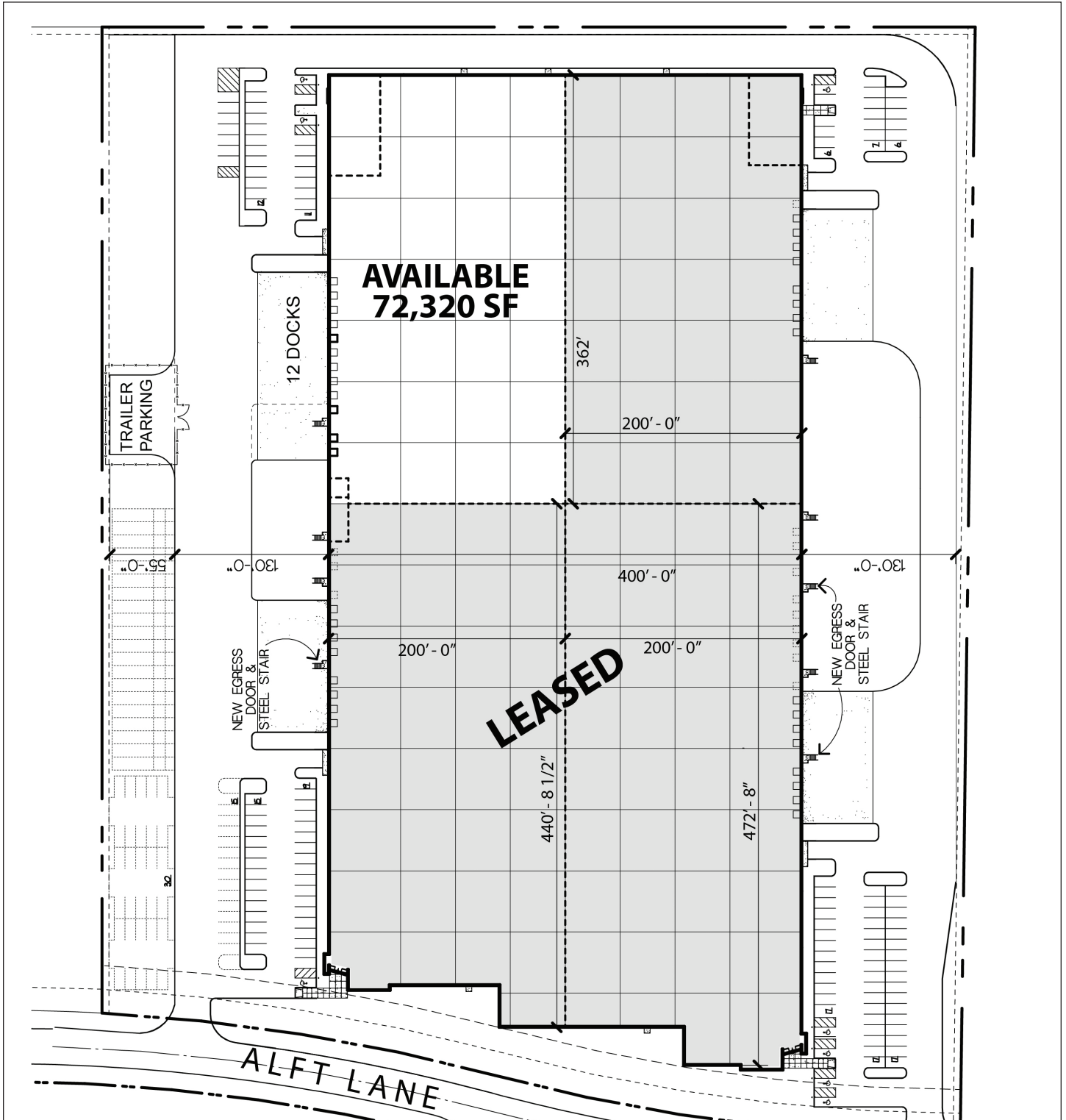
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TA Realty

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AVAILABLE FOR LEASE

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BUILDING SPECIFICATIONS:

BUILDING SIZE:	319,043 SF
AVAILABLE SPACE:	72,320 SF
OFFICE:	3,671 SF or to suit
BAY SIZE:	46' 5" x 51' 6" (typical) // 60' staging bay
CLEAR HEIGHT:	30'
LOADING:	12 exterior dock doors // 1 drive-in door
SPRINKLER:	ESFR
AUTO PARKING:	34 stalls (expandable)
TRAILER PARKING:	6 trailers (expandable)
POWER:	400 amps
POSSESSION:	Immediate
TAXES:	\$1.60 PSF (2017, payable 2018.)
ASKING RATE:	Subject to proposal



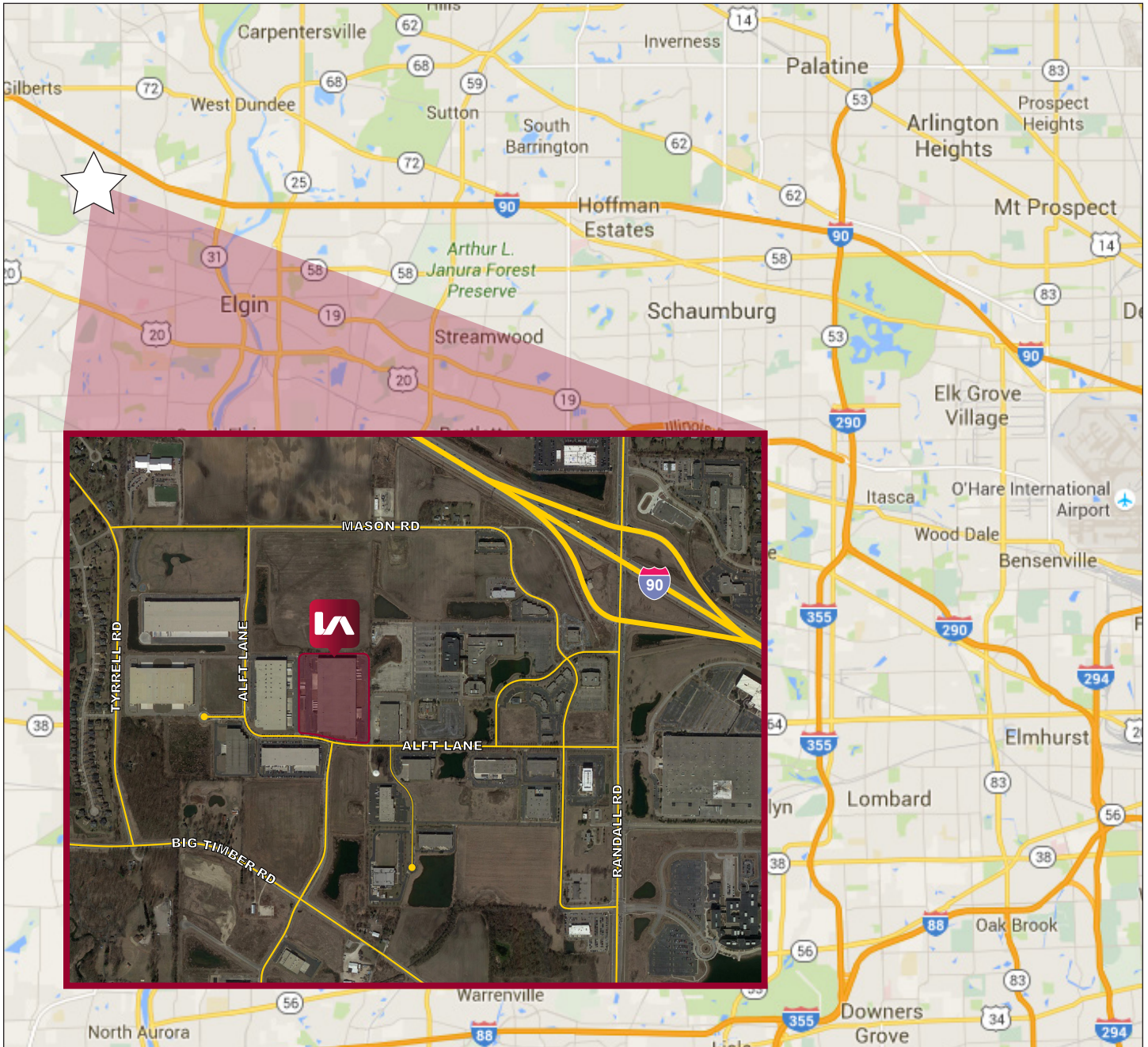
FEATURES:

- Located ¼ Mile from Full Interchange at Randall Road and I-90
- Prestigious Business Park Environment
- Newer, High Image Distribution/Manufacturing Facility
- Low Kane County Taxes
- Trailer Parking Available
- Shipping Office

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