

1164 N. McLean Blvd, Elgin, IL

8,564 SF (DIVISIBLE) FOR LEASE



PROPERTY FEATURES

- Great Exposure on McLean Blvd (traffic count of 19,000 vehicles per day)
- 3K SF Office/Showroom plus 5k SF Warehouse with 20' ceilings—ideal for commercial and industrial users that are looking for high image and exposure
- Office/Showroom can be leased separately
- Clean functional Space with High Ceilings, Common Truck Door and Grade-Level Door
- Minutes to I-90 interchanges at Randall Road & Route 31

Contact:

Dan Jones, SIOR, Managing Broker
847-310-4299
djones@entreccommercial.com

Dan Benassi, SIOR
847-310-4298
dbenassi@entreccommercial.com

Sam Deihls
224-202-6290
sdeihs@entreccommercial.com

www.entreccommercial.com | 847-310-4295

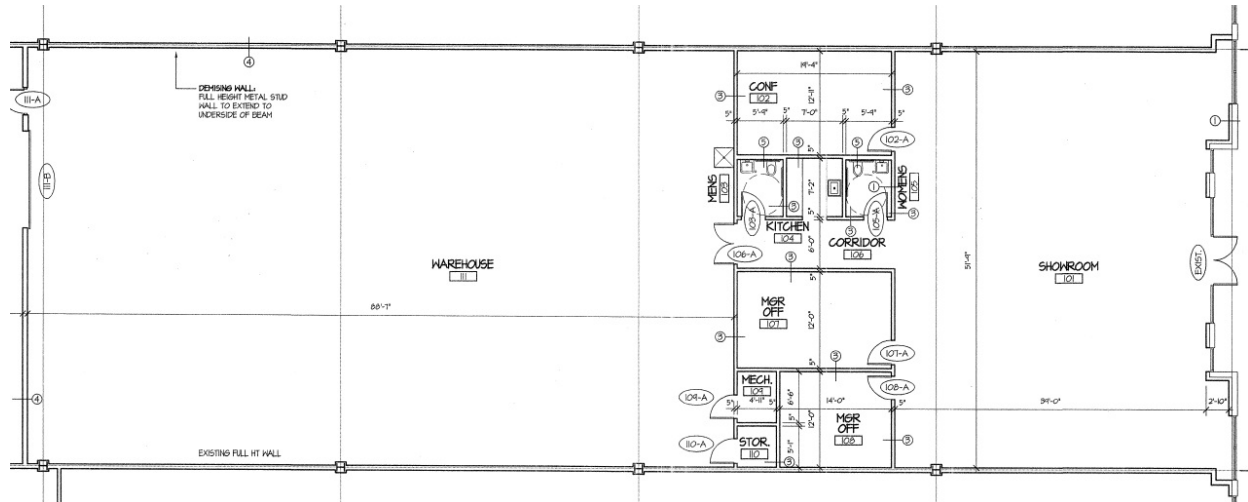
3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

ENTRE
Commercial Realty LLC

1164 N. McLean Blvd, Elgin, IL

8,564 SF (DIVISIBLE) FOR LEASE

8,564 SF (Warehouse + Showroom/Office)



SPECIFICATIONS

AVAILABLE: 8,564 SF (Divisible)

OFFICE/SHOWROOM: 3,426 SF

BUILDING SIZE: 27,159 SF

LAND SITE: 2.0 Acres

CEILINGS: 20' Clear

POWER: 200a/480v-3-phase

LOADING: 1 DID; 1 Common Truck Dock

YEAR BUILT: 2002

PARKING: 2.2 Spaces per 1000 SF (~19 parking spaces)

ZONING: AB—Area Business

SPRINKLERED: Yes

R.E. TAXES: \$2.32/ SF (2018)

CAM: \$1.11/SF (2017)

LEASE PRICE: \$8.95 PSF Modified Gross (divisions STO)

Contact:

Dan Jones, SIOR, Managing Broker
847-310-4299
djones@entrecommercial.com

Dan Benassi, SIOR
847-310-4298
dbenassi@entrecommercial.com

Sam Deih
224-202-6290
sdeih@entrecommercial.com

www.entrecommercial.com | 847-310-4295

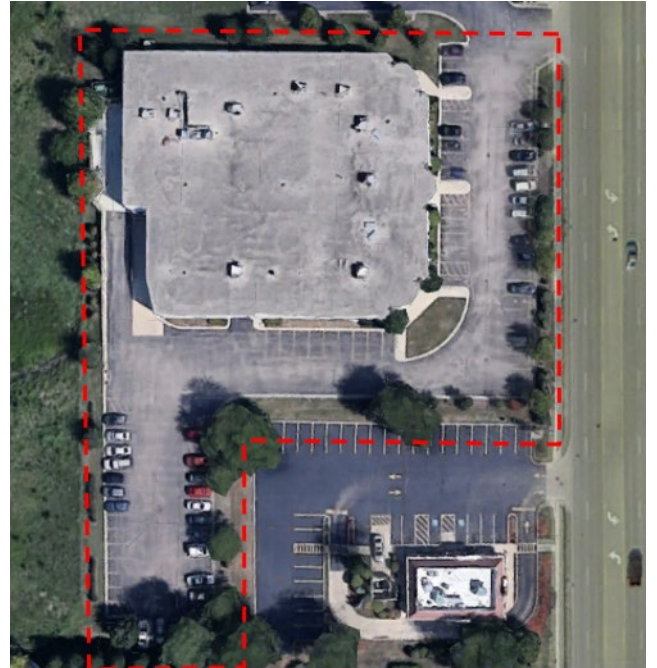
3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

ENTRE
Commercial Realty LLC

1164 N. McLean Blvd, Elgin, IL

8,564 SF (DIVISIBLE) FOR LEASE

8,564 SF (Warehouse + Showroom/Office)



Contact:

Dan Jones, SIOR, Managing Broker
847-310-4299
djones@entrecmercial.com

Dan Benassi, SIOR
847-310-4298
dbenassi@entrecmercial.com

Sam Deih
224-202-6290
sdeih@entrecmercial.com

www.entrecmercial.com | 847-310-4295

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

ENTRE
Commercial Realty LLC

1164 N. McLean Blvd, Elgin, IL

8,564 SF (DIVISIBLE) FOR LEASE



Contact:

Dan Jones, SIOR, Managing Broker
847-310-4299
djones@entrecmercial.com

Dan Benassi, SIOR
847-310-4298
dbenassi@entrecmercial.com

Sam Deihs
224-202-6290
sdeihs@entrecmercial.com

www.entrecmercial.com | 847-310-4295

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

ENTRE
Commercial Realty LLC

1164 N. McLean Blvd, Elgin, IL

8,564 SF (DIVISIBLE) FOR LEASE



LOCATION

- Direct Access Via Rt. 31 & Randall Rd. Interchanges
- Walking Distance to Retail/Restaurants
- 30 Minutes to O'Hare International Airport
- 50 Minutes to Rockford International Airport

Contact:

Dan Jones, SIOR, Managing Broker
847-310-4299
djones@entrecmercial.com

Dan Benassi, SIOR
847-310-4298
dbenassi@entrecmercial.com

Sam Deih
224-202-6290
sdeih@entrecmercial.com

www.entrecmercial.com | 847-310-4295

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

ENTRE
Commercial Realty LLC