

NEW CONSTRUCTION!
(40,000-186,000 SF) AVAILABLE FOR LEASE

SHELL COMPLETE & READY FOR BUILD-OUT



NORTHWEST POINTE III **2701 & 2801 GALVIN DRIVE | ELGIN, IL**

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Developed By:
CONOR
COMMERCIAL REAL ESTATE

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 LEASE

NORTHWEST POINTE III

2701 & 2801 GALVIN DRIVE | ELGIN, IL



SPECIFICATIONS - 2801 GALVIN DRIVE:

BUILDING SIZE:	163,080 SF
OFFICE:	To suit
BAY SIZE:	50' x 52'
CLEAR HEIGHT:	32'
LOADING:	20 dock doors (expandable to 28) 2 drive-in doors
SPRINKLER:	ESFR
AUTOMOBILE PARKING:	145 spaces
TRAILER PARKING:	At unused dock positions
POWER:	2,000A @ 480V
REAL ESTATE TAXES:	\$1.65 PSF (estimate at full assessment)
LEASE RATE:	Subject to Proposal

SPECIFICATIONS - 2701 GALVIN DRIVE:

BUILDING SIZE:	186,000 SF
OFFICE:	To suit
BAY SIZE:	50' x 52'
CLEAR HEIGHT:	32'
LOADING:	20 dock doors (expandable to 28) 2 drive-in doors
SPRINKLER:	ESFR
AUTOMOBILE PARKING:	239 spaces
TRAILER PARKING:	At unused dock positions
POWER:	2,000A @ 480V
REAL ESTATE TAXES:	\$1.65 PSF (estimate at full assessment)
LEASE RATE:	Subject to Proposal

PROPERTY HIGHLIGHTS

- ◇ Last developable site within Northwest Business Park
- ◇ Immediate access to I-90 via 4-way interchange at Randall Road
- ◇ Situated within business-friendly City of Elgin
- ◇ Abundant amenities in close proximity
- ◇ Multiple building layout options
- ◇ High visibility corner location
- ◇ New construction!
- ◇ Single or multi-tenant configurations

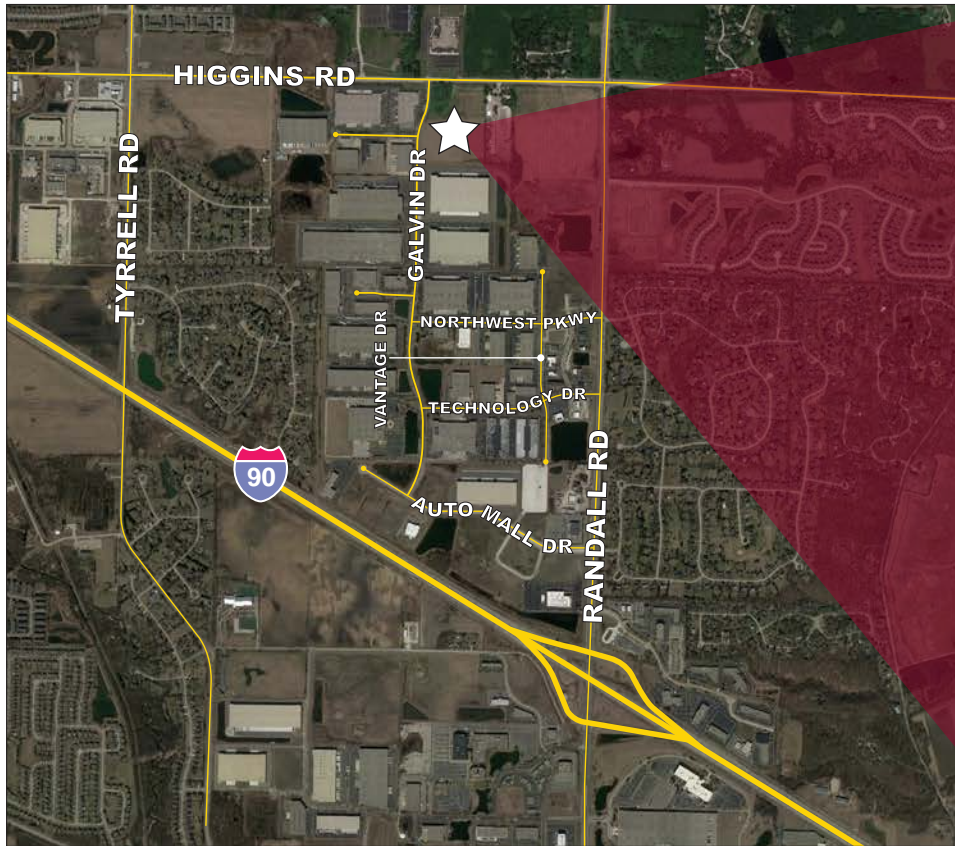


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