

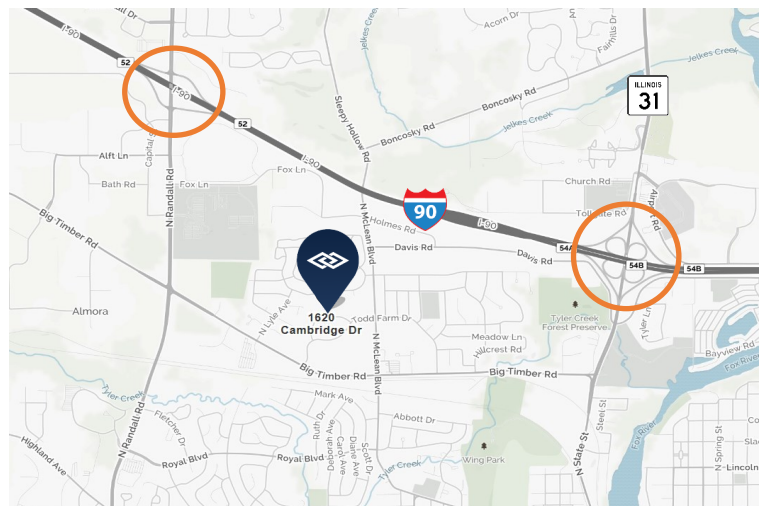
AVAILABLE FOR SALE OR LEASE

## 1620 CAMBRIDGE DRIVE, ELGIN, ILLINOIS



### BUILDING SPECIFICATIONS

<b>BUILDING SIZE:</b>	±39,900 SF (expandable)
<b>OFFICE:</b>	±6,300 SF
<b>LAND:</b>	2.95 acres
<b>YEAR BUILT:</b>	1997
<b>CEILING HEIGHT:</b>	21.5' clear
<b>LOADING:</b>	2 interior docks 2 drive-in doors
<b>PARKING:</b>	46 cars (expandable)
<b>POWER:</b>	4000 amps; 277/480 volt
<b>SPRINKLER:</b>	Yes
<b>LEASE RATE:</b>	Subject to offer
<b>SALE PRICE:</b>	\$2,753,100 (\$69.00 psf)



### FEATURES

- Immediate access to I-90 at Randall Road and Route 31
- Modern freestanding facility suitable for manufacturing or warehouse use
- Substantial manufacturing infrastructure in place
- Large landsite provides for future building expansion, additional parking or extra storage
- Existing 5-ton bridge crane

**FOR ADDITIONAL  
INFORMATION,  
PLEASE CONTACT:**

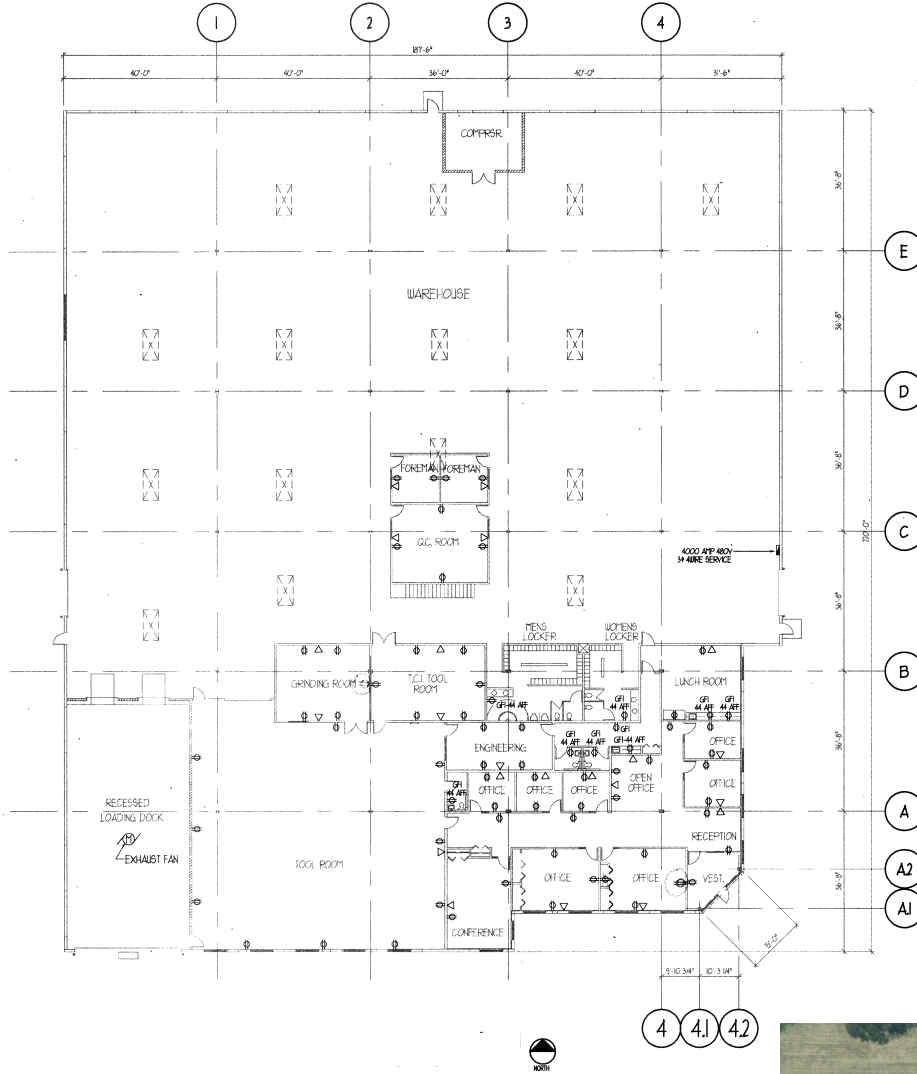
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Submitted subject to error, change in status, or withdrawal without notice.