

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



NORTHWEST POINTE III HIGGINS ROAD & 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
HIGGINS ROAD & GALVIN DRIVE | ELGIN, IL



SPECIFICATIONS - BUILDING 1:

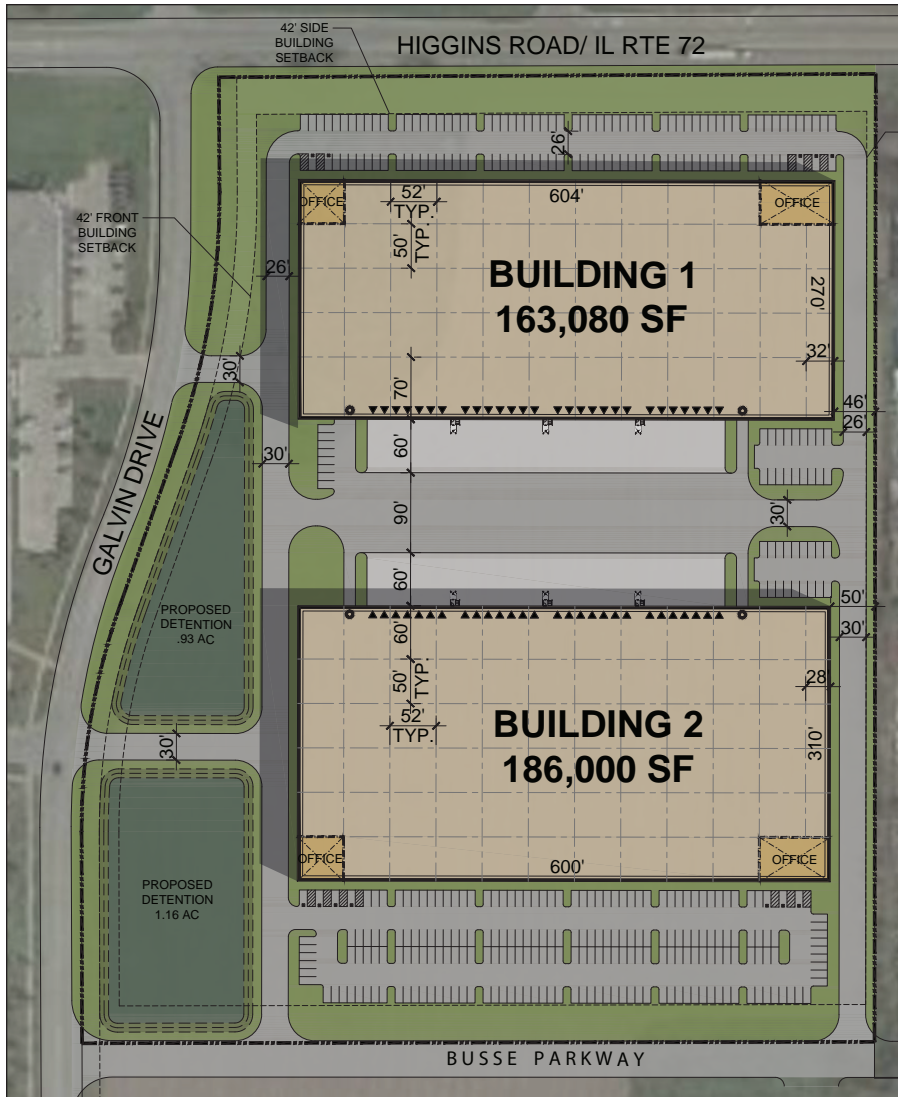
BUILDING SIZE:	163,080 SF
OFFICE:	To suit
BAY SIZE:	50' x 52'
CLEAR HEIGHT:	32'
LOADING:	20 dock doors (expandable to 28) 2 drive-in doors
SPRINKLER:	ESFR
AUTOMOBILE PARKING:	145 spaces
TRAILER PARKING:	At unused dock positions
POWER:	2,000A @ 480V
REAL ESTATE TAXES:	\$1.65 PSF (estimate at full assessment)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

SPECIFICATIONS - BUILDING 2:

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



BUILDING RENDERINGS



East Elevation



West Elevation



North Elevation



South Elevation

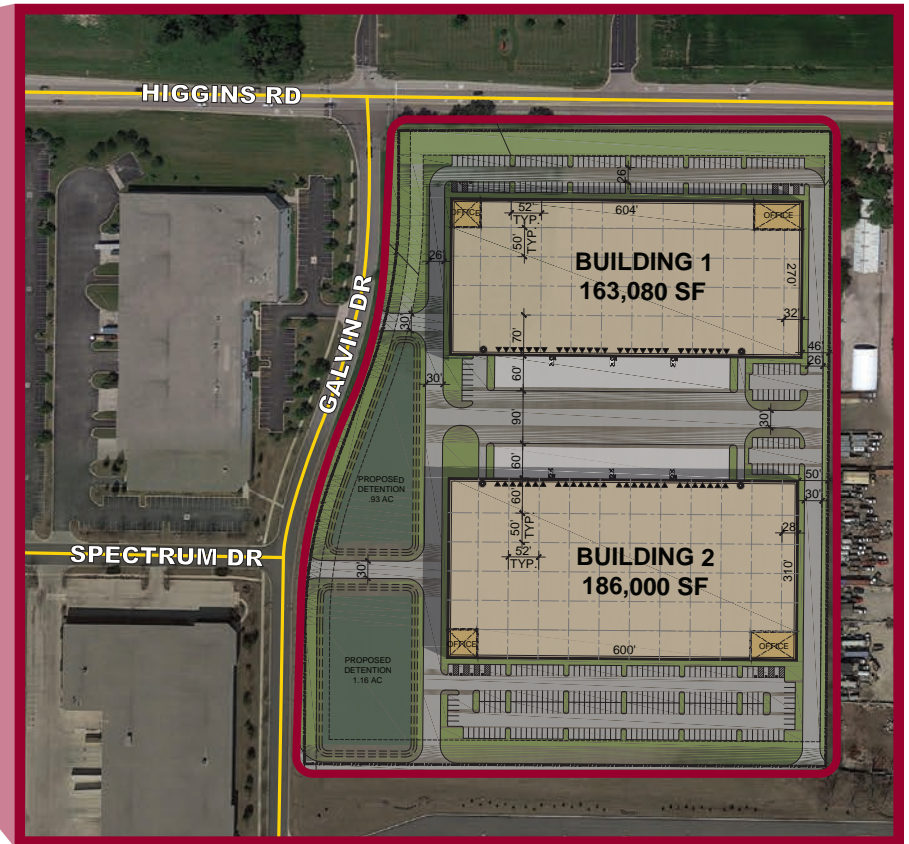
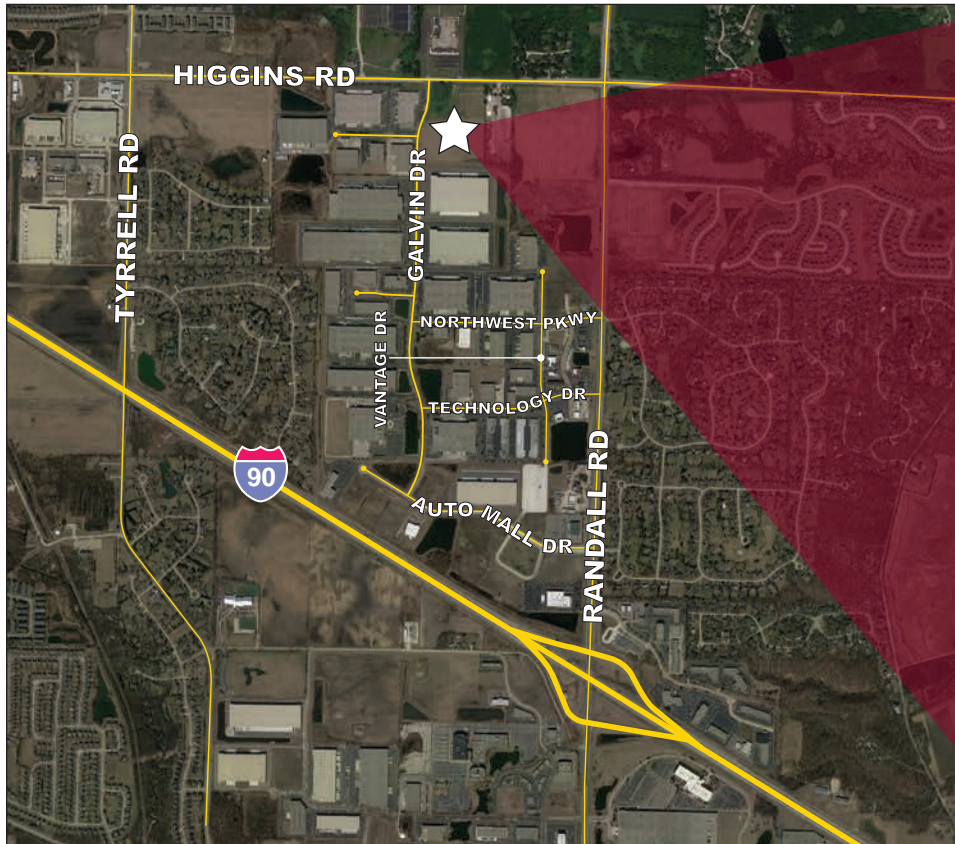
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