

AVAILABLE FOR SALE / LEASE

FOX RIVER BUSINESS PARK

FOX RIVER 4, AIRPORT ROAD, ELGIN, ILLINOIS



BUILDING SPECIFICATIONS:

BUILDING SIZE:	42,818 SF	SPRINKLER:	ESFR
OFFICE:	To suit	POWER:	To suit
SITE SIZE:	±2.97 acres (±129,527 SF)	ZONING:	Industrial
BAY SIZE:	43' x 50' (typical), with 60' speed bays	SALE PRICE:	Subject to offer
CLEAR HEIGHT:	30'	LEASE RATE:	Subject to offer
LOADING:	› Six (6) exterior dock doors // One (1) drive-in door		
COMMENTS:	› New construction › High-image, free-standing facility › I-90 visibility › Ideal corporate headquarters › Low Kane County taxes › Immediate access to full interchange at I-90 & Rt. 31 › Professionally owned & managed by Northern Builders › Available for Purchase or Lease		

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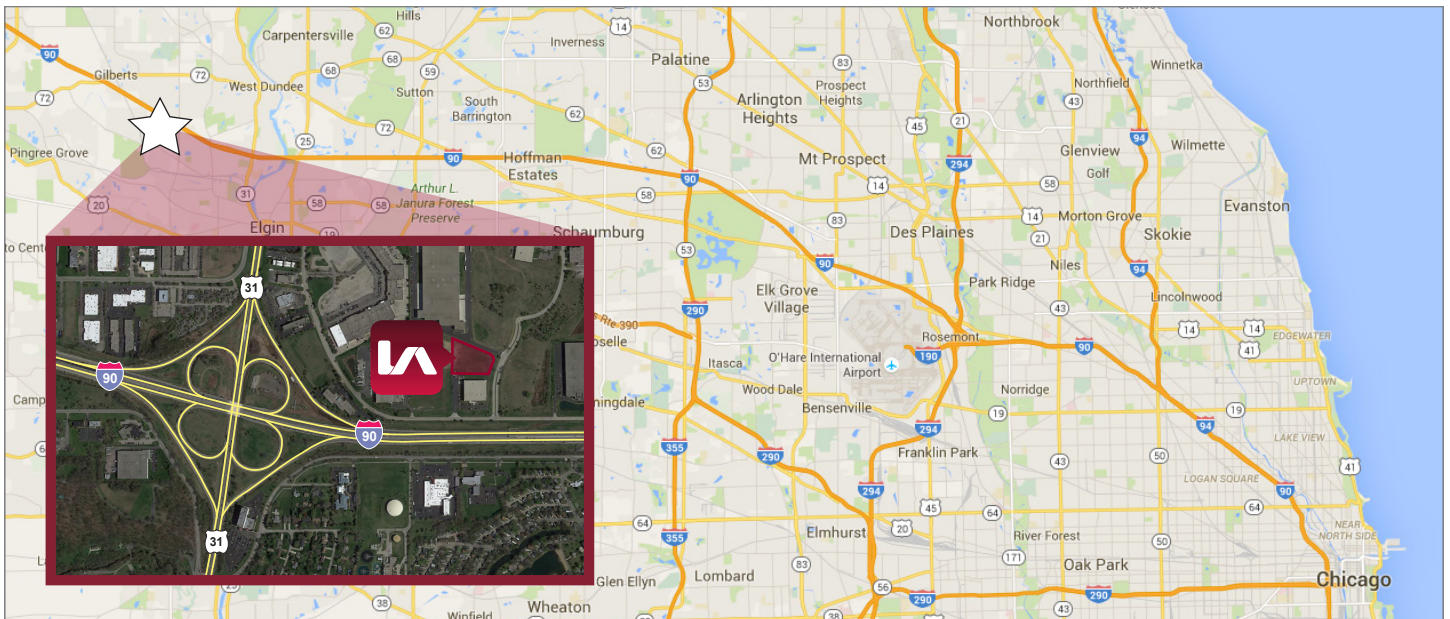
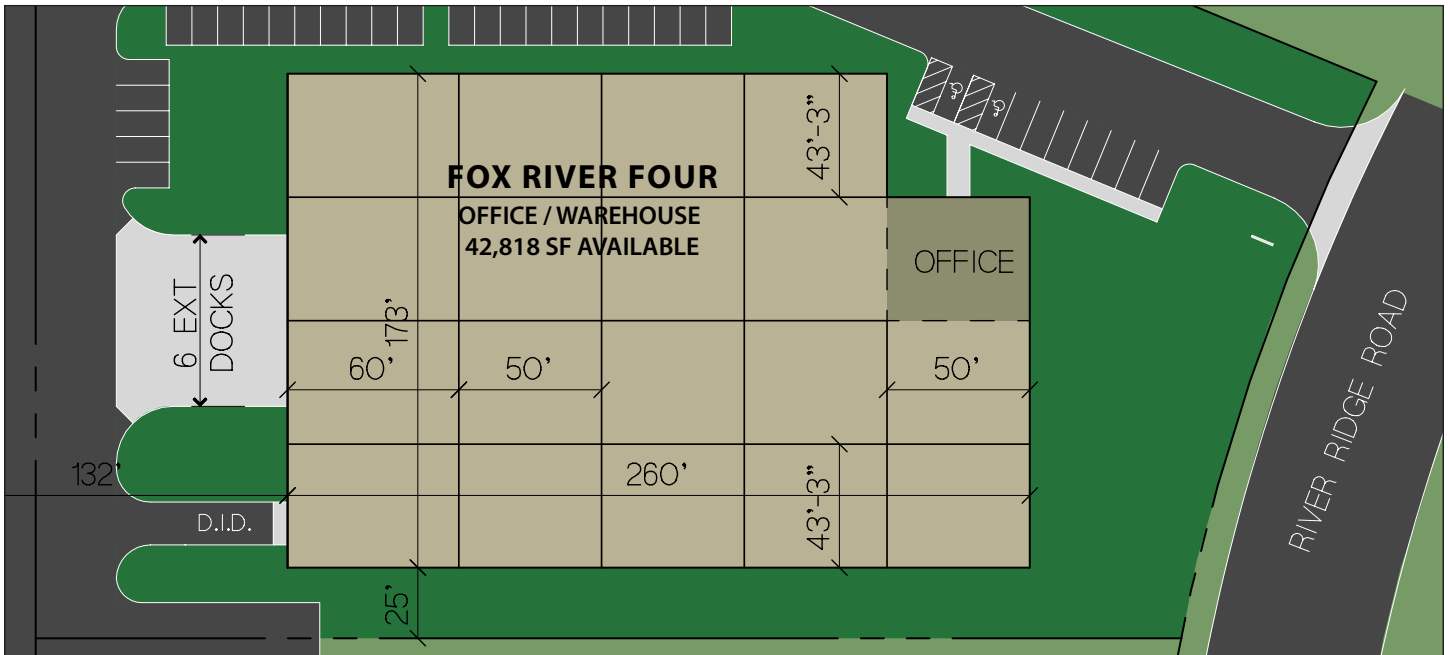
Developed By:
northern
Northern Builders, Inc.

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