

For Sale
or Lease

175,905 SF
Class A
Distribution Space

Contact

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One Oakbrook Terrace
Suite 400
Oakbrook Terrace, Illinois 60181
+1 630 932 1234

1191 E Main Street

Rock Road Business Park | East Dundee, Illinois 60118

PROPERTY HIGHLIGHTS

Ready for occupancy, this 175,905 SF industrial building offers a ±2,270 SF expandable office and is located on 10.096 acres. Quick access to Interstate 90 via two different interchanges. Located in Kane County.



ABUNDANT LOADING
FEATURING 36
EXTERIOR DOCKS
& 2 DIDS



32'
CEILING HEIGHT



RARE SUBMARKET
OFFERING OF
48 TRAILER STALLS



HEAVY CAR PARKING
OF 242 CAR STALLS



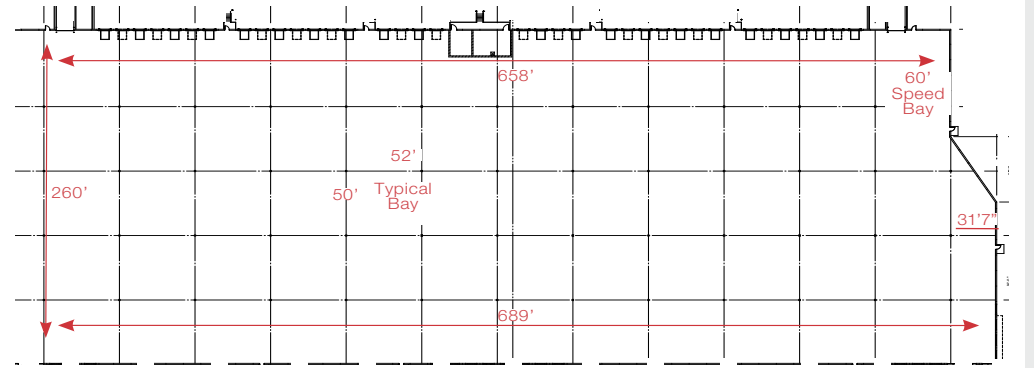
QUICK ACCESS TO
I-90 VIA HIGGINS &
BEVERLY ROAD



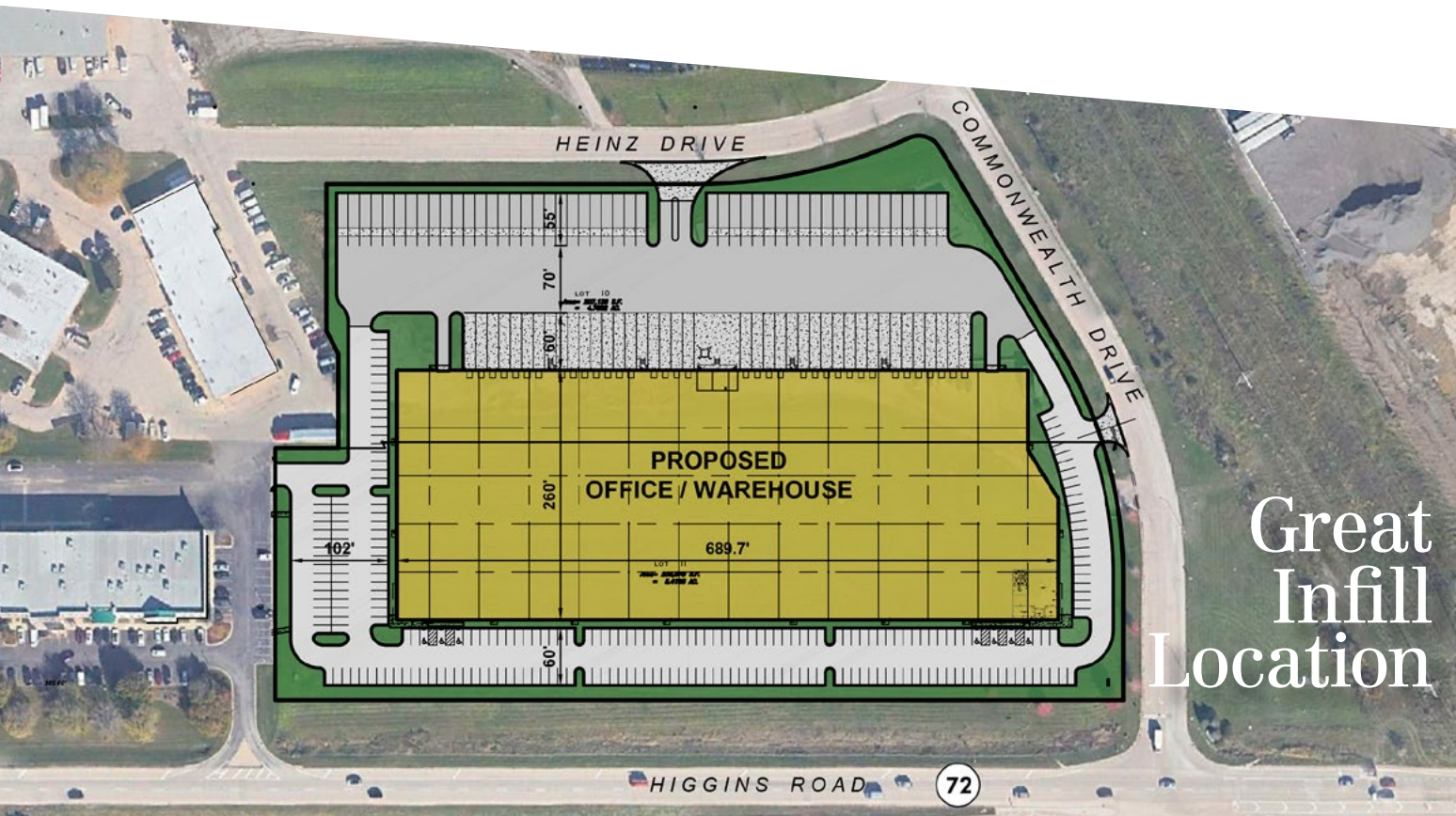
23 MINUTES TO
O'HARE AIRPORT

1191 E MAIN STREET | EAST DUNDEE, IL | FOR SALE OR LEASE

BUILDING	175,905 SF
LAND AREA	±10.096 Acres
CLEAR HEIGHT	32'
OFFICE AREA	±2,270 SF (Expandable)
DIVISIBLE	±50,000 SF
LOADING	36 Exterior Docks 2 Drive-In Doors
TRAILER PARKING	48 Stalls
CAR PARKING	242 Stalls
POWER	3,000 Amp, 277/480V, 3 Phase, 4 Wire Service to the Building
LEASE RATE	Subject to Offer
SALE PRICE	Subject to Offer



Pictured: Floor Plan



Great
Infill
Location



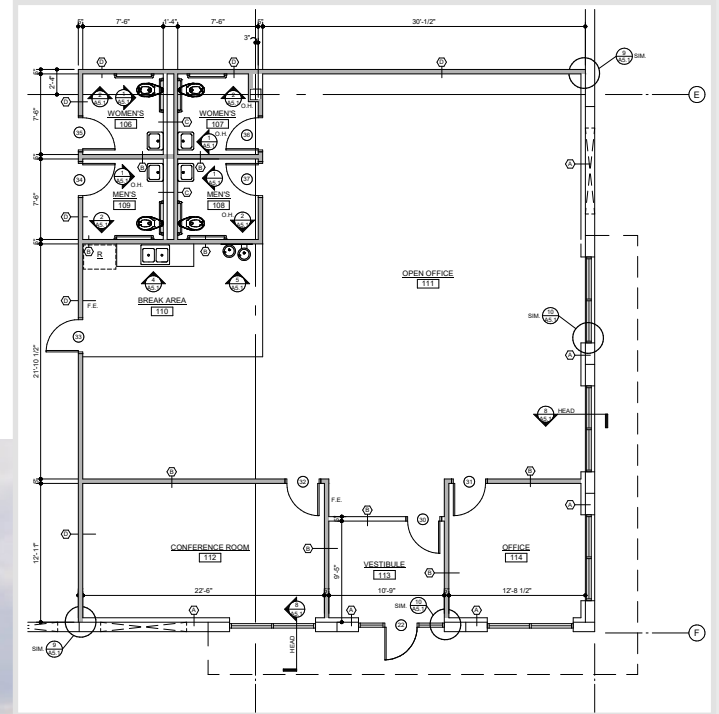
FREE STANDING
175,905 SF
WAREHOUSE



EFFICIENT LOADING
AREA WITH 36
EXTERIOR DOCKS AND
2 DRIVE-IN-DOORS

ROCK ROAD BUSINESS PARK

This newly constructed building features a build-to-suit $\pm 2,270$ SF expandable office floor plan and plentiful loading space with 36 exterior docks and 2 drive-in doors, alongside abundant parking with 242 car stalls and 48 trailer stalls. Construction is complete and ready for occupancy.



Pictured: Office Floor Plan | $\pm 2,270$ SF (Expandable)



Construction
Status

Complete





Construction
Status

Complete





Spec Office
Complete

±2,270 SF
(Expandable)



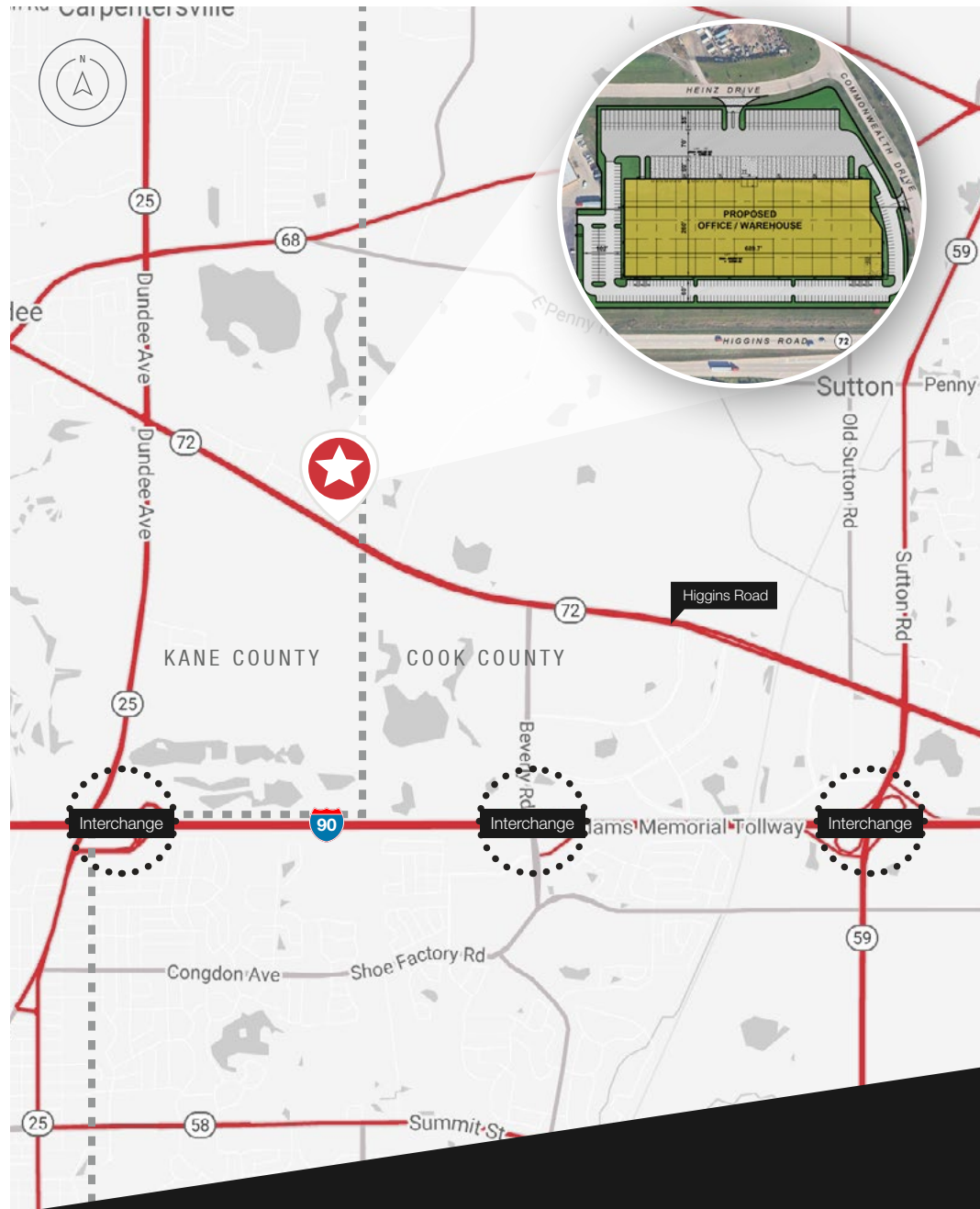
1191 E MAIN STREET | EAST DUNDEE, IL | FOR SALE OR LEASE

LOCATION, LOCATION, LOCATION

The Rock Road Business Park is the first property OUTSIDE of Cook County and the only property along the border being developed as industrial.



ROCK ROAD BUSINESS PARK



175,905 SF
FOR SALE OR LEASE



36 EXTERIOR DOCKS
& 2 DIDS



48 TRAILER STALLS
242 CAR STALLS



LOCATED IN
KANE COUNTY



QUICK I-90 ACCESS
VIA HIGGINS &
BEVERLY ROAD



CALL A NAI HIFFMAN BROKER TODAY!

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