

FOR LEASE
7,871-15,743 SF
SUITE AVAILABLE

ELGIN, IL

605 – 617 CHURCH ROAD

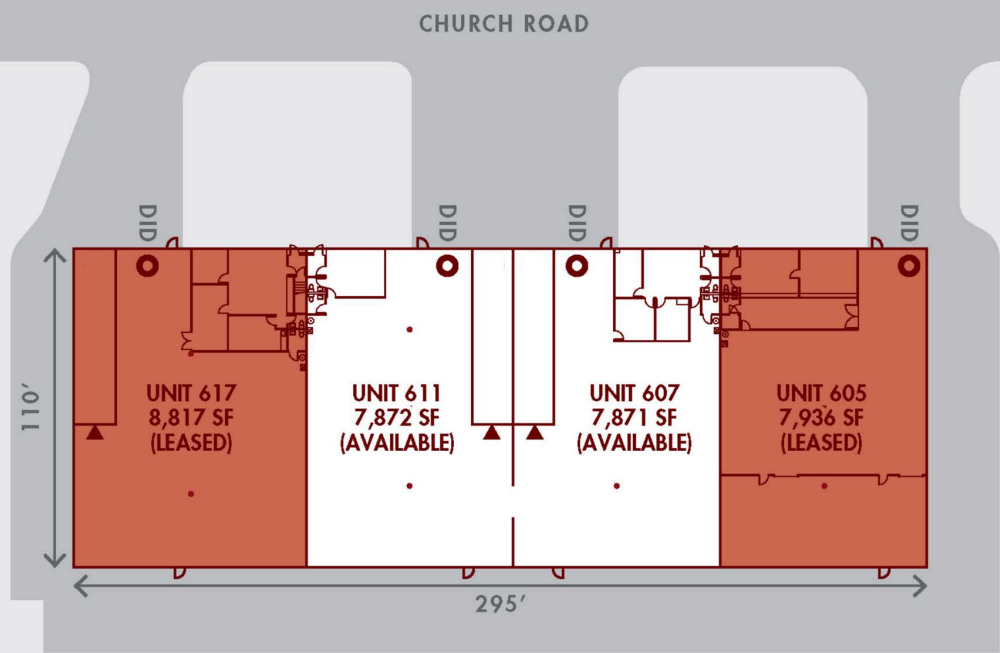
COMMENTS

- Make Ready Renovations Underway
- Business Park Setting in Highly Accessible Location in Kane County
- Minutes away from I-90 and IL-31 Interchange
- Low, Stable Kane County Taxes
- Strong Surrounding Labor Pool
- Professionally Owned and Managed

BUILDING DETAILS

Building Size	32,496 SF
Suite 607	
• Total SF	7,871 SF
• Office SF	1,068 SF
Suite 611	
• Total SF	7,872 SF
• Office SF	517 SF
Clear Height	20'
Loading	1 Dock / 1 Drive-In Door Per Unit
Sprinkler	Wet
Power	400 Amps, 240/120 Volts

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SUITE	TOTAL SF	OFFICE SF	ASKING RATE (MODIFIED GROSS)
605	7,936	1,347	LEASED
607	7,871	1,068	Subject to Offer
611	7,872	517	Subject to Offer
617	8,817	1,439	LEASED
TOTALS	32,496		

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