

NOW FOR SALE!

740 Church Rd, Elgin IL - Kane County



+/-35,436 SF

FACILITY SIZE

PROPERTY HIGHLIGHTS

- Rare Elgin free standing facility now for sale
- Immediate proximity to I-90 via full interchange of RT 31
- Clear span warehouse (expansion) area
- Full brick/block construction
- Significant capital improvements including all new offices, roof/gutters, concrete truck aprons, drains, warehouse heaters, parking lot, warehouse lighting
- Heavy power with 800 amps 3 phase with 600 volts, to be confirmed.
- Warehouse restroom with shower
- Newly expanded 12,500 warehouse area (2024)
- Extremely clean/well maintained facility in turnkey condition
- Low Kane County property taxes
- Flexible GI (General Industrial) zoning

MIKE HAWRYLUK

Managing Broker

847.736.3040 | mhawryluk@icgchicago.com

EDGAR LEVIN

Senior Vice President

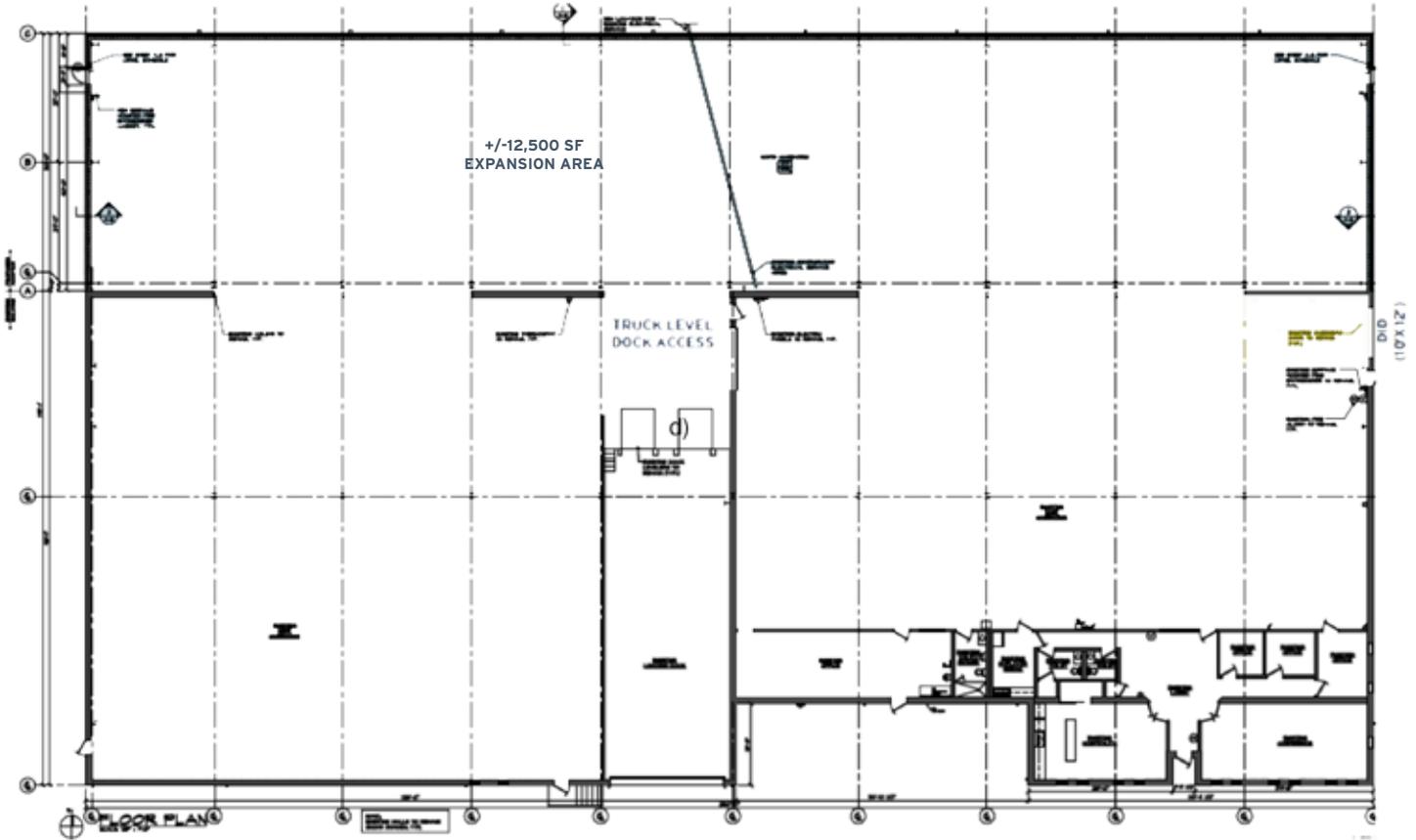
847.975.4980 | elevin@icgchicago.com

ICG Chicago | 2000 Center Dr Suite East C201 | Hoffman Estates, IL 60192 | 847.619.4000 | ICGCRE.com

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BUILDING SPECS

Building Size: 35,436 sf (22,846 sf original building, 12,500 expansion 2024)

Site Size: 1.89 acres

Office: 2,075 sf (fully gutted, new office areas)

Roof: 22,846 sf new in July 2019, 12,500 sf new in 2024

Ceiling Clearance: 13'6" - 15'9" below steel joists, 17'9" to deck (Original building) 11'4" to 13'3" (expansion area)

Truck Docks/DID: 2 centrally located interior truck level docks w/levelers/ One 10'x12 DID

Parking: 29 stalls existing + street parking on both sides of street.

Power: 800 amps/600 volts(to be confirmed)

Sprinklers: Full Class IV wet system

Lighting: T-5 fluorescent (original building) LED on motion (Expansion)

Sale Price: Subject to Offer

Property Taxes: \$36,322.22 (\$1.03 psf) (2024 payable in 2025)

PIN: 03-33-426-004

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STRATEGIC CENTRAL CHICAGOLAND LOCATION TO SERVICE ALL MAJOR CORRIDORS WITHOUT CONGESTION

EXTENSIVE LEVELS OF LABOR WITHIN IMMEDIATE PROXIMITY

30 MILES
TO I-39

39 MILES
TO ROCKFORD INT'L AIRPORT

8+ MILLION
POPULATION WITHIN 40 MILES

80+ MILLION
POPULATION WITHIN 1 DAY DELIVERY AREA

↓
UP TO 15% LOWER WAGES THAN SURROUNDING COUNTIES

↑
40% OF LOCAL SKILLED LABOR HOLDS A COLLEGE DEGREE

9
MAJOR EXPRESSWAYS WITHIN 35 MILES

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