

AVAILABLE FOR SUBLEASE



1175 BOWES ROAD, ELGIN, IL 60123

Free-Standing Manufacturing / Distribution Building



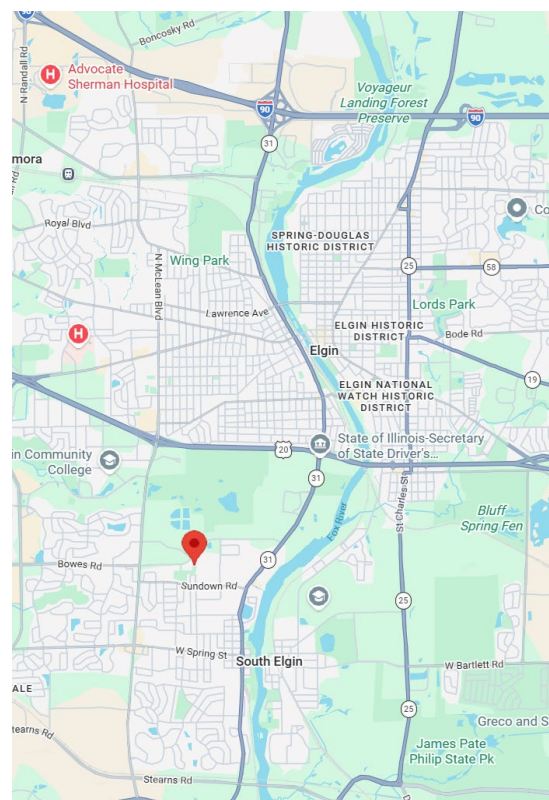
PROPERTY HIGHLIGHTS

BUILDING SIZE:	40,000 SF
OFFICE:	3,500 SF
SITE SIZE:	3.81 Acres
CLEAR HEIGHT:	22'
LOADING:	2 Exterior; 1 DID
POWER:	800 AMPS 3-Phase
ZONING:	General Industrial (G1)

BROKER CONTACT:

MATT KNAFEL | PARTNER
(317) 385 – 9808
mknafel@kwilladvisors.com

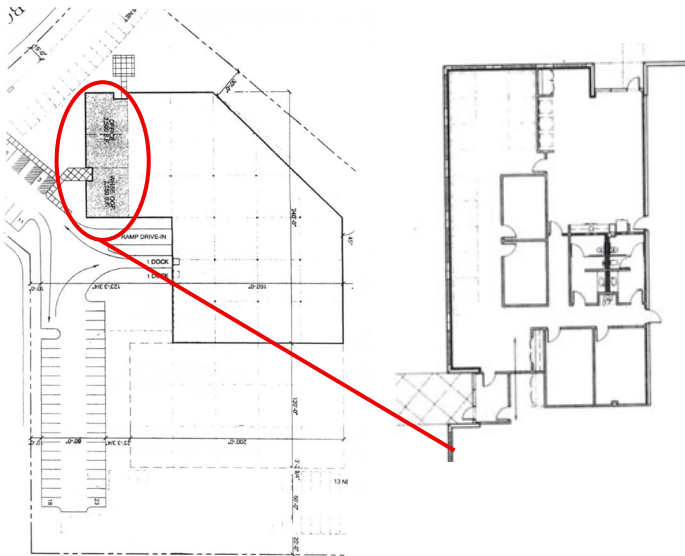
BRANDON SMITH | ASSOCIATE
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ADDITIONAL HIGHLIGHTS

1.9 Miles to Rte 20 Interchange

5.3 Miles to I-90 (Rte 31 or Randall Rd)

30.7 Miles to O'Hare Airport

Locker Rooms and Secured Storage

40' x 40' Bays

60 Vehicle Parking Lot

Building Purchase Possible

LEASING BROKERS:

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