

1790 Gilpen Ave, South Elgin, IL

AVAILABLE: 21,692 SF



OUTDOOR STORAGE

FOR SALE: Truck Maintenance Facility w/ 20 service bays

- +/- 1 acre of outdoor storage; can accommodate +30 trailers
- Fully renovated facility w/ brand new office and driver lounge with high-end finishes
- High-tech security system w/ license plate recognition
- Existing Truck/Vehicle repair infrastructure
- Multi-tenant capability

BUILDING: 21,692 SF

OFFICE: 7,380 SF

LOT SIZE: 2.57 Acres (~1 acre of yard)

CEILING: 14' - 17'

LOADING: 15 Drive-in Doors

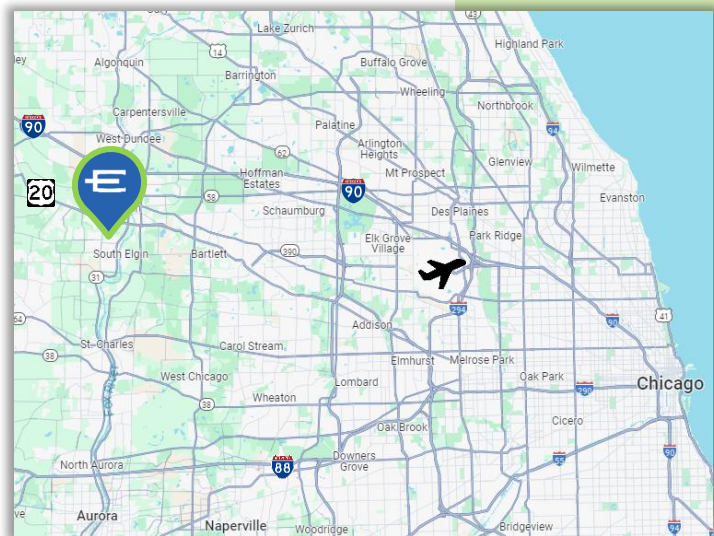
POWER: 600 amps, 277/480 volts

SPRINKLER: Yes

ZONING: I-1

REAL ESTATE TAXES: \$1.72 PSF (2025)

SALE PRICE: Subject to Offer



SCAN/CLICK FOR
MAP

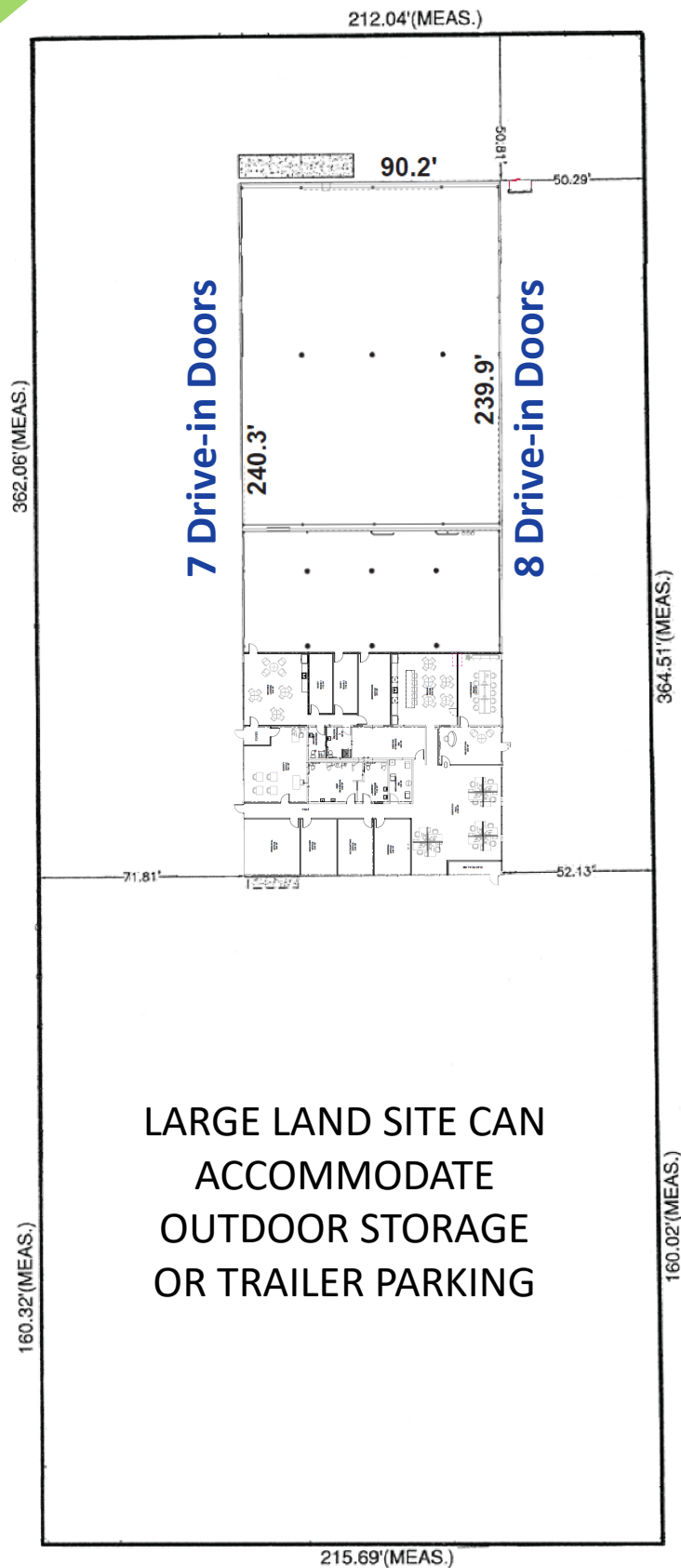


ENTRE
Commercial Realty LLC

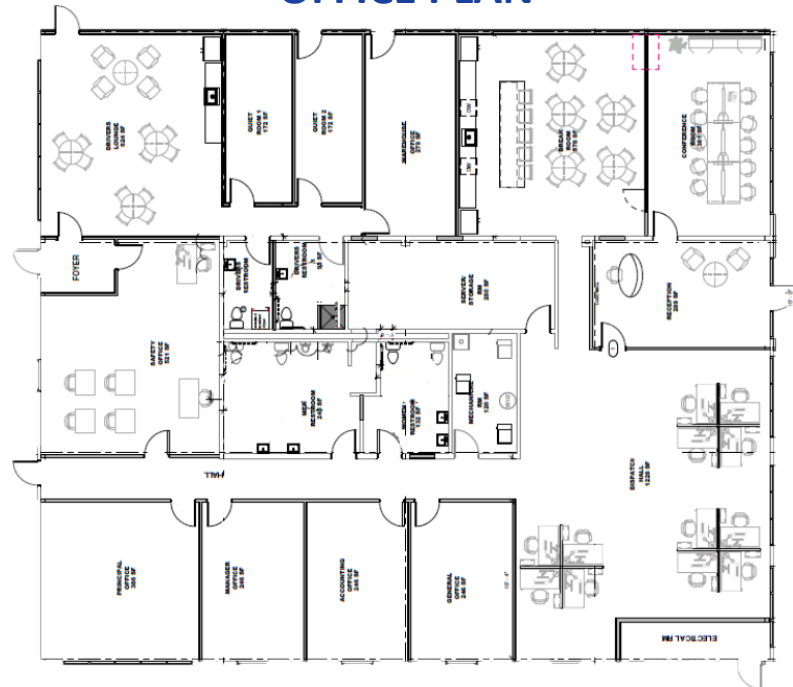
John M. Joyce
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Sam Deihs
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SITE PLAN



OFFICE PLAN



LARGE LAND SITE CAN
ACCOMMODATE
OUTDOOR STORAGE
OR TRAILER PARKING

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PHOTOS



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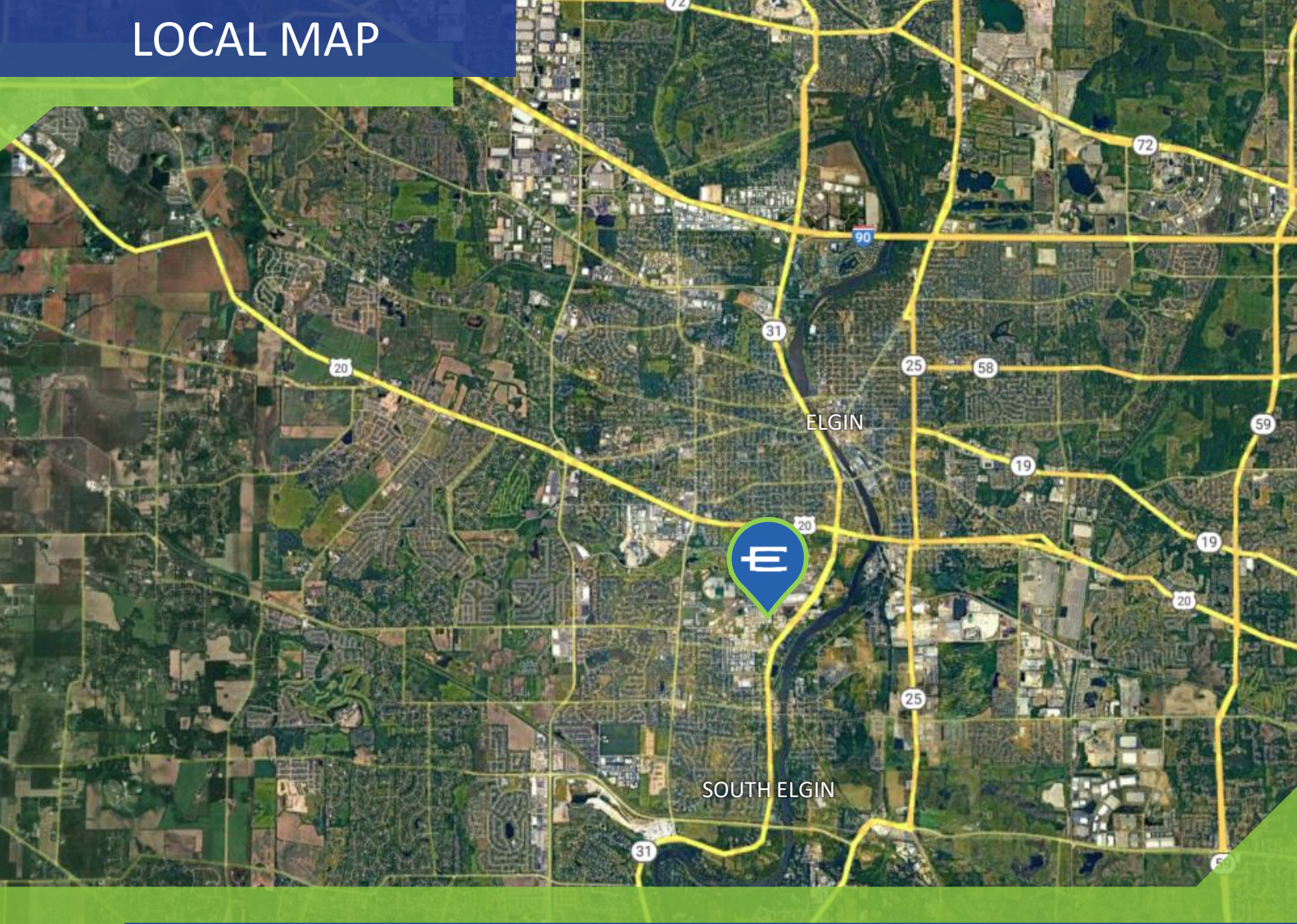
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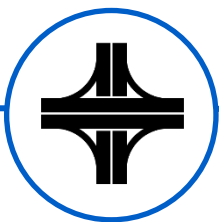
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LOCAL MAP



SCAN/CLICK FOR MAP VIEW



**Access to I-90 & Route 20
Interchanges**



**Low Kane
County Taxes**



**Approved for Truck
Maintenance/Storage**

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