



±20.97 ACRES
AVAILABLE
FOR SALE



±20.97 ACRE
SITE



PROXIMITY TO
EXPRESSWAYS

SWC Big Timber & Madeline

Elgin, Illinois 60124

PROPERTY HIGHLIGHTS

- ±20.97 acres land
- Divisible to ±10 acres
- Utilities and infrastructure to site
- Master-planned park. Site is fully usable, net of detention
- Ideal for transportation and trucking development
- Zoned PGI (Planned General Industrial)
- Proximity to 4-way interchange at I-90 & Randall Road
- Real Estate Taxes: \$141,251 (2021)
- Sale Price: \$9,134,532



Contact

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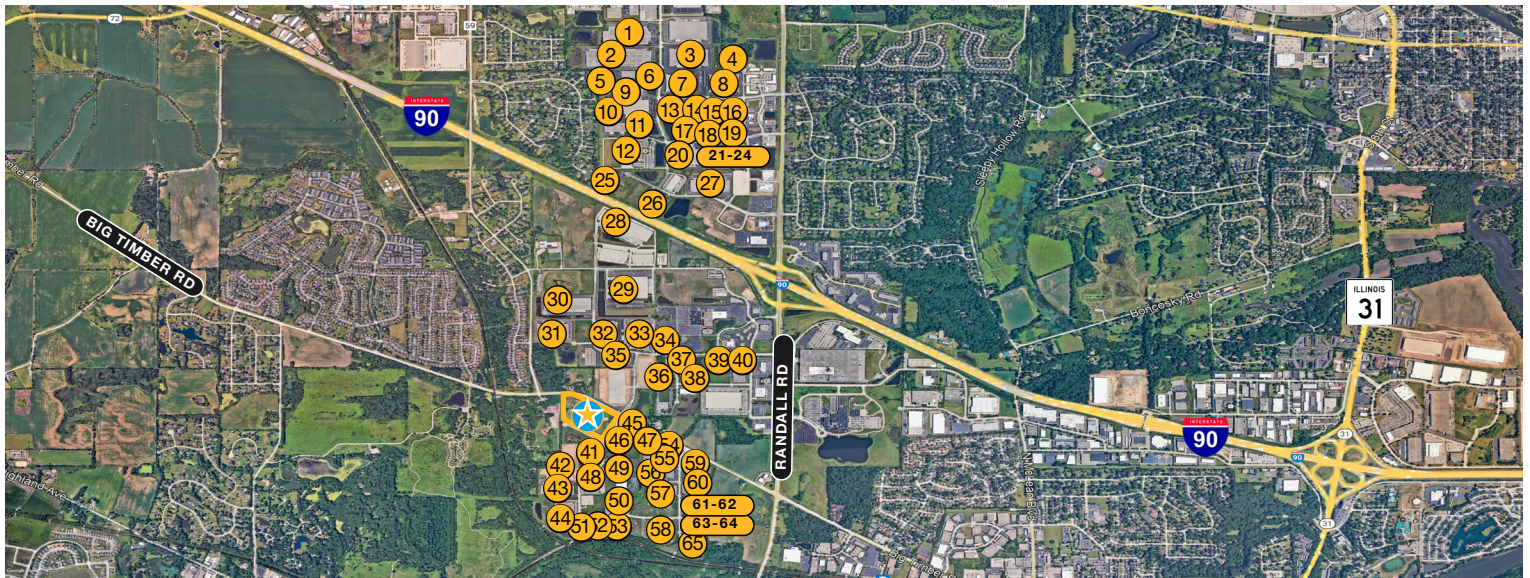
Bill Byrne

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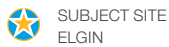
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CORPORATE NEIGHBORS



SUBJECT SITE
ELGIN

- 1 BOX PARTNERS
- 2 MOTOROLA SOLUTIONS
- 3 ITW ELGIN
- 4 DAIKIN COMFORT
- 5 ITW TECHNOLOGIES
- 6 FOX VALLEY FIRE & SAFETY
- 7 MAI FULFILLMENT
- 8 HERITAGE TRAVELWARE
ENCORE REPAIR SERVICES
- 9 GW BERKHEIMER
- 10 SHAW INDUSTRIES
GIANT BICYCLE
- 11 IDRIVE FULFILLMENT-ELGIN
T-MOBILE PICKUP WHSE
- 12 CTDI
ADECCO STAFFING
- 13 VIPER TRADESHOW
TRANSPORTATION
- 14 PARKER ENGINEERED
POLYMER SYSTEM

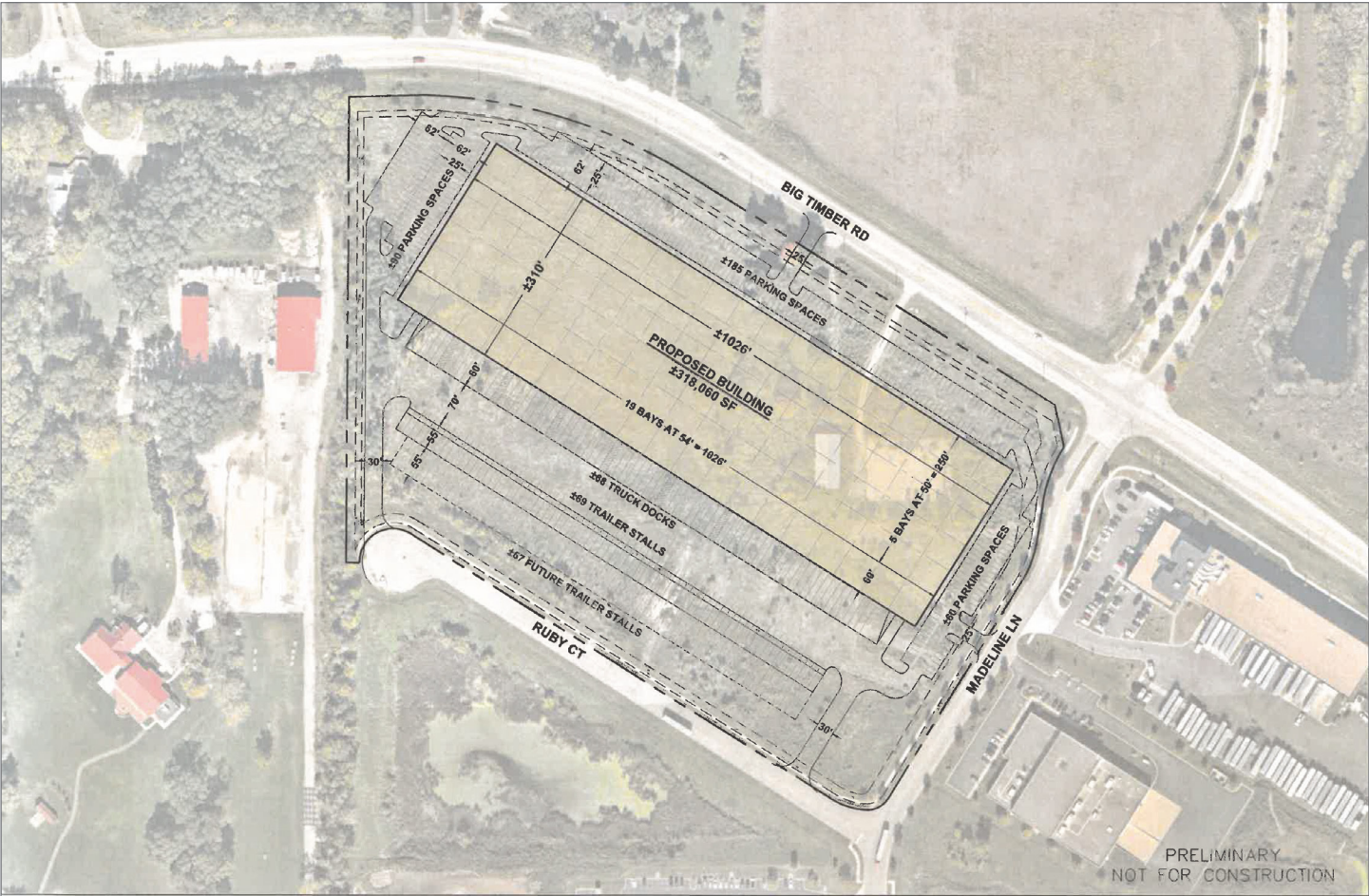
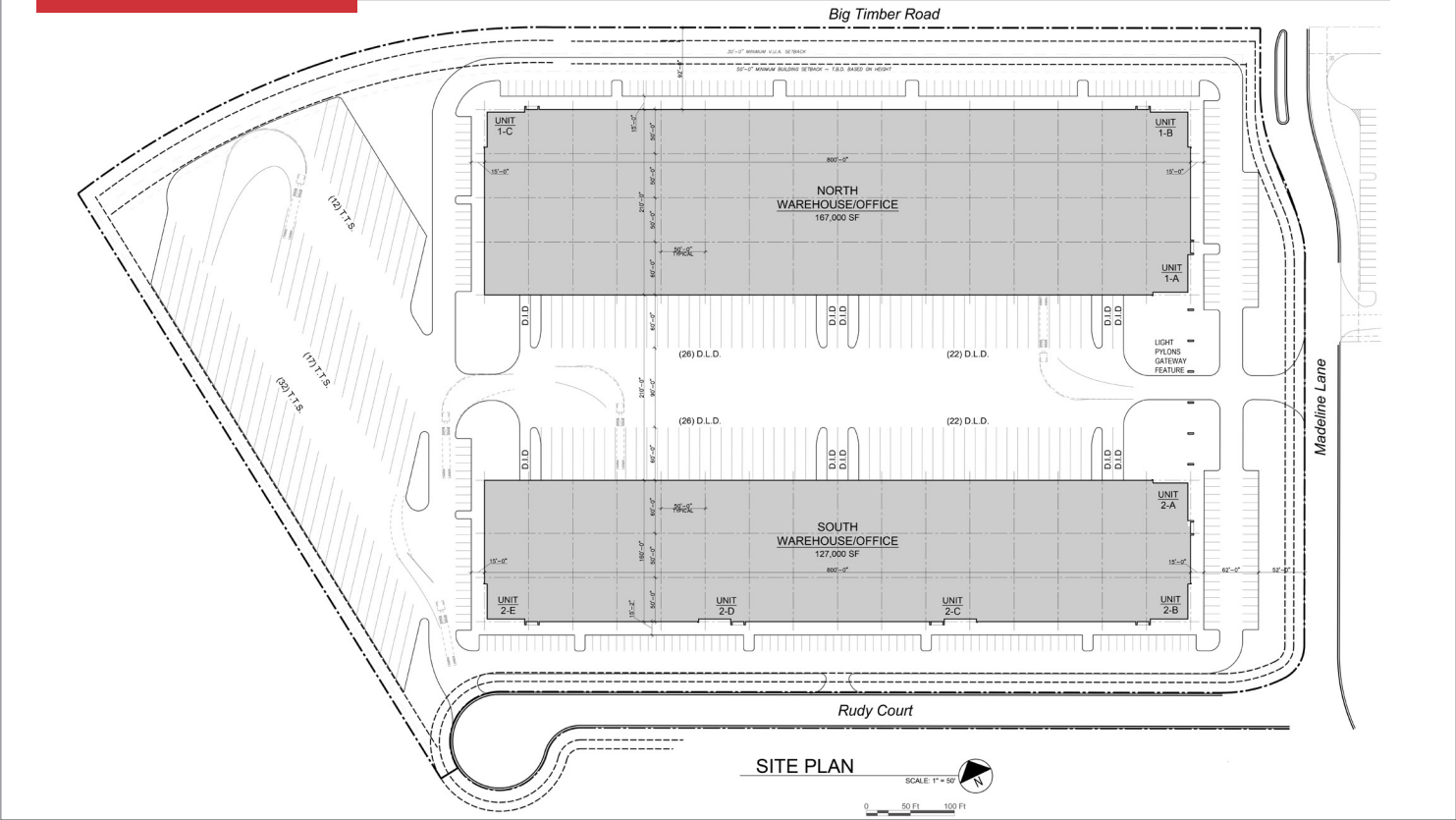
- 15 BUCHER HYDRAULICS
- 16 BLDG & FIRE CODE ACADEMY
B&F CONSTRUCTION CODE
MORRIS MIDWEST
- 17 RYERSON
- 18 QUESTEK MFG CORP
- 19 GUMBALL MACHINE FACTORY
TRANE SUPPLY
- 20 WHISPS
SCHUMAN CHEESE
- 21 MORTON SALT RESEARCH
LABORATORY
- 22 101 MOBILITY OF CHICAGO-
LAND NORTH
- 23 NATIONWIDE APPRAISALS
HOHNER STITCHING PRODS
- 24 GREEN CLEAN CARPET & AIR
DUCT CLEANING
- 25 MAZAK OPTONICS CORP
- 26 NEWHAVEN DISPLAY INT'L
- 27 IHERB

- 28 AXIS WAREHOUSE
- 29 YORK CONTAINER
- 30 R&K FREIGHT LLC
DIRECT WAREHOUSING
- 31 ENDRIES INT'L
FLEET PRIDE DISTRIBUTION
- 32 HANSEN PLASTICS CORP
GREAT LAKES
TECHNOLOGIES
- 33 WEBER-STEPHEN LLC
FULFILLMENT CENTER
- 34 MKD ELECTRIC
- 35 TOP FLIGHT VOLLEYBALL
CLUB
- 36 ATSCO SHELIVING STORE
- 37 RADICON DRIVE SYSTEMS
- 38 HARDINGE
- 39 CUNA MUTUAL GROUP
- 40 CALDIC USA INC

- 41 FIVE STAR LOGISTICS
ST. CHARLES TRADING INC
- 42 MAYBACH INTERNATIONAL
GROUP
- 43 BASIC CRATING & PACKAGING
- 44 CARDINAL HEALTH
RGH ENTERPRISES
- 45 DMG CONSULTING &
DEVELOPMENT
- 46 AMANO ENZYME USA
- 47 KELLENBERGER PLUMBING &
UNDERGROUND INC
- 48 BERGEN INTERNATIONAL
EVO PACKAGING INC
- 49 WINERGY DRIVE SYSTEMS
FLENDER CORP
- 50 ALVIL TRUCKING
- 51 WEISHAUPT AMERICA
LEITH HEATING & COOLING
- 52 ARBURG
- 53 AUTO BODY TOOLMART

- 54 BACKER HEATING TRECH
POLY COMPOUNDING
- 55 CONTRACTORS FLOORING
OUTLET
- 56 ADMO INC
- 57 FABER CASTELL COSMETICS
- 58 VOESTALPINE HIGH PERFOR-
MANCE METALS
BOHLER HIGH SPEED STEEL
- 59 WEILER ENGINEERING
- 60 1ST AYD CORPORATION
- 61 WM F MEYER CO - ELGIN
- 62 KELLENBERGER TECHNOL-
OGIES
DTV INNOVATIONS
- 63 NORMAL MECHANICAL
- 64 V&F TRANSFORMER
- 65 KANEBRIDGE CORPORATION

SITE PLAN





NOTABLE DISTANCES

| NOTABLE DISTANCES | Drive Miles (One-Way) | Drive Minutes (One-Way) |
|-----------------------------|--------------------------|----------------------------|
| I-90 Expressway | 2.2 | 5 |
| I-290 Expressway | 27.6 | 28 |
| I-390 Expressway | 18.6 | 25 |
| I-355 Expressway | 25.2 | 26 |
| I-294 Expressway | 33.4 | 34 |
| I-88 Expressway | 22.7 | 35 |
| O'Hare Airport (via I-90 E) | 29.5 | 32 |
| Chicago Business District | 43.8 | 55 |

153,687

TOTAL POPULATION



\$105,608

AVG. HOUSEHOLD INCOME



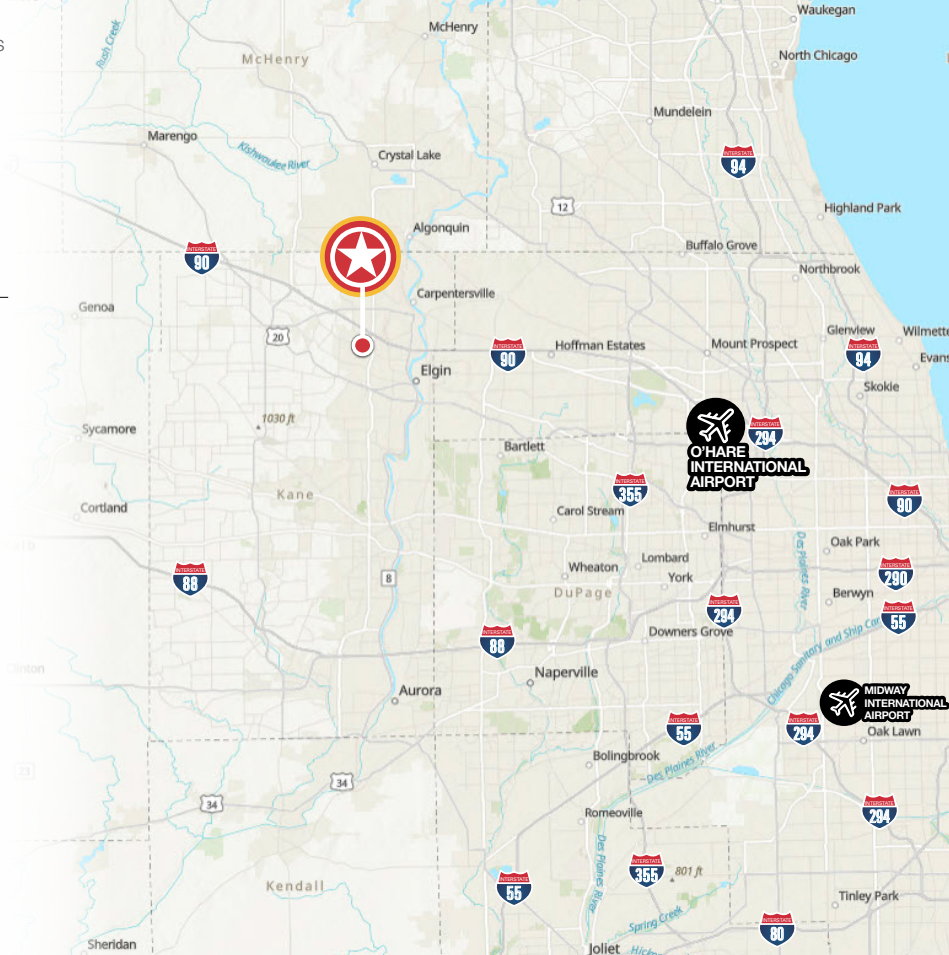
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BACHELOR'S DEGREE+



54,867

LABOR FORCE



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