



**±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

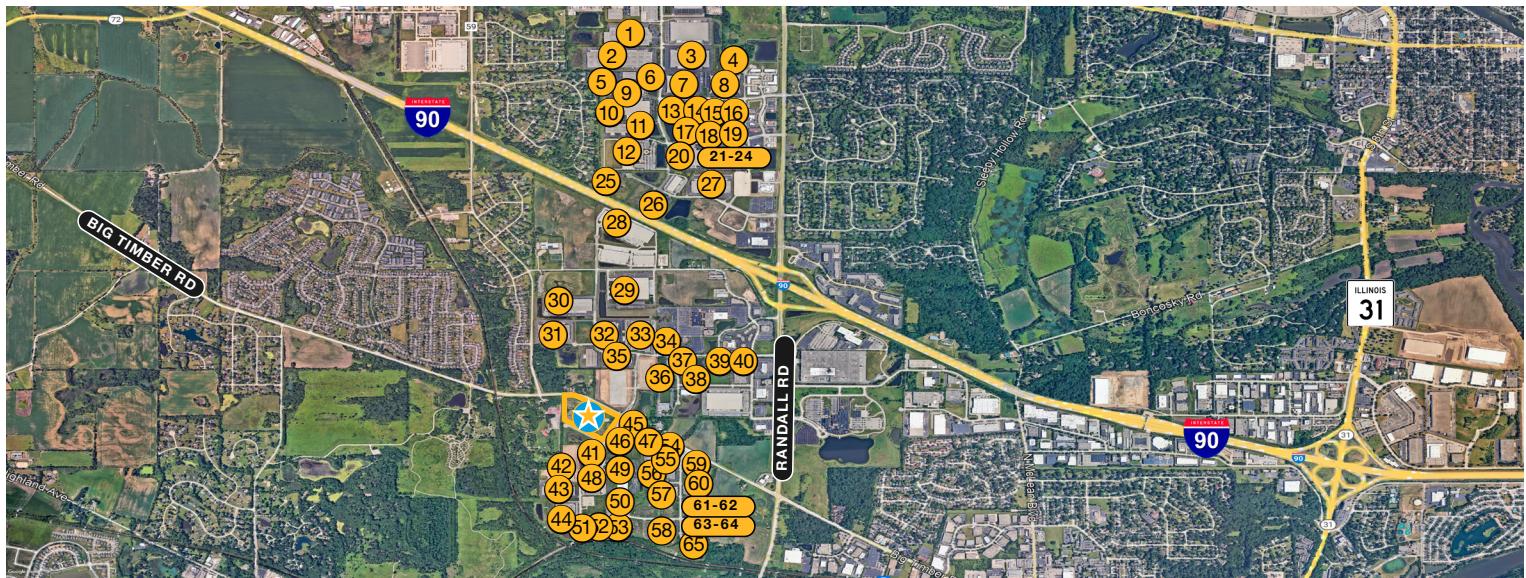
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PROPERTY SPECIFICATIONS

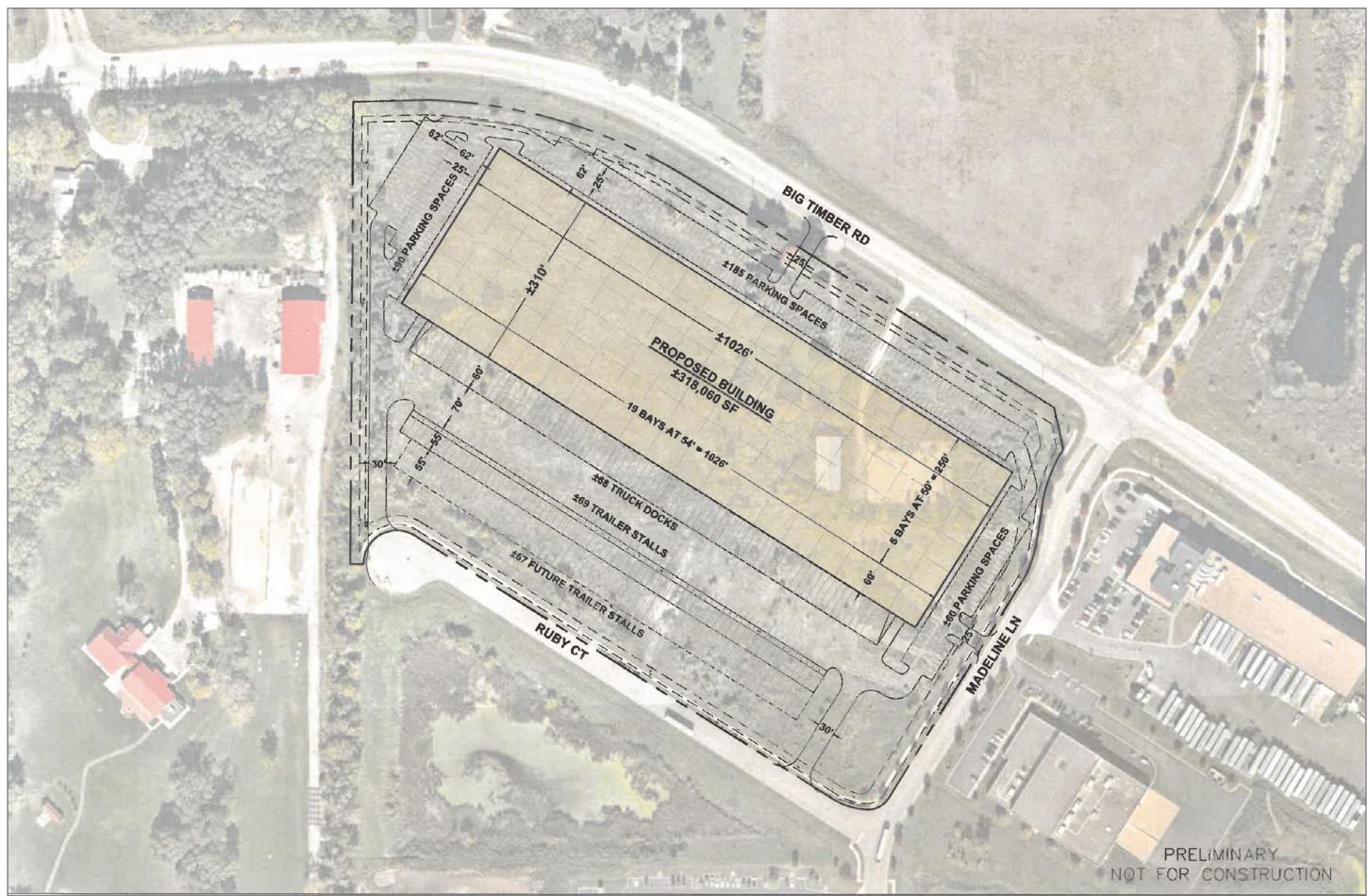
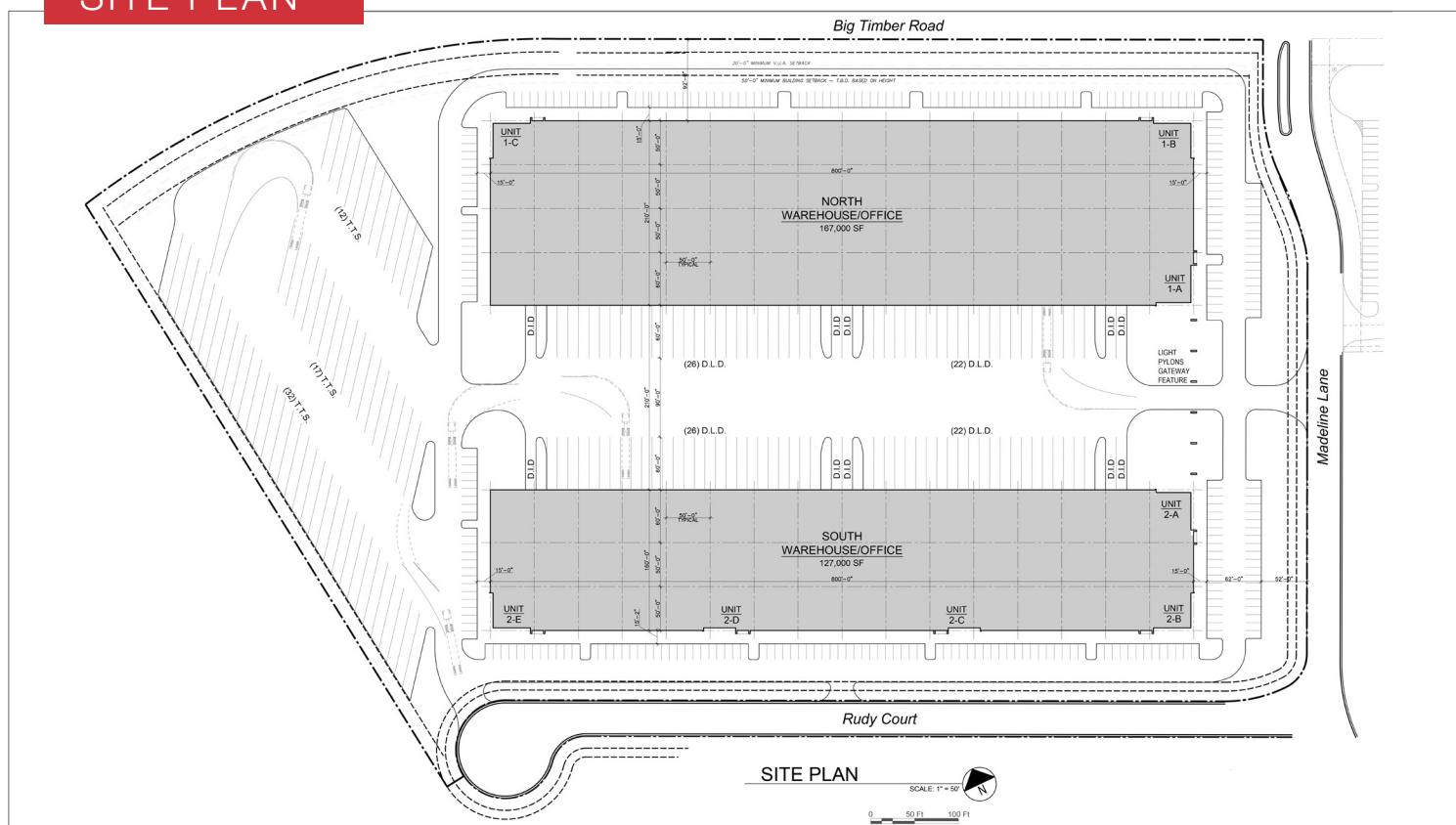
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CORPORATE NEIGHBORS

 SUBJECT SITE ELGIN	 BUCHER HYDRAULICS	 AXIS WAREHOUSE	 FIVE STAR LOGISTICS ST. CHARLES TRADING INC	 BACKER HEATING TRENCH POLY COMPOUNDING
 BOX PARTNERS	 BLDG & FIRE CODE ACADEMY B&F CONSTRUCTION CODE MORRIS MIDWEST	 YORK CONTAINER	 MAYBACH INTERNATIONAL GROUP	 CONTRACTORS FLOORING OUTLET
 MOTOROLA SOLUTIONS	 RYERSON	 R&K FREIGHT LLC DIRECT WAREHOUSING	 BASIC CRATING & PACKAGING	 ADMO INC
 ITW ELGIN	 QUESTEK MFG CORP	 ENDRIES INT'L FLEET PRIDE DISTRIBUTION	 CARDINAL HEALTH RGH ENTERPRISES	 FABER CASTELL COSMETICS
 DAIKIN COMFORT	 GUMBALL MACHINE FACTORY TRANE SUPPLY	 HANSEN PLASTICS CORP GREAT LAKES TECHNOLOGIES	 DMG CONSULTING & DEVELOPMENT	 VOESTALPINE HIGH PERFOR- MANCE METALS BOHLER HIGH SPEED STEEL
 ITW TECHNOLOGIES	 WHISPS SCHUMAN CHEESE	 WEBER-STEPHEN LLC FULFILLMENT CENTER	 AMANO ENZYME USA	 WEILER ENGINEERING
 FOX VALLEY FIRE & SAFETY	 MORTON SALT RESEARCH LABORATORY	 MKD ELECTRIC	 KELLENBERGER PLUMBING & UNDERGROUND INC	 1ST AYD CORPORATION
 MAI FULFILLMENT	 101 MOBILITY OF CHICAGO- LAND NORTH	 TOP FLIGHT VOLLEYBALL CLUB	 BERGEN INTERNATIONAL EVO PACKAGING INC	 WM F MEYER CO - ELGIN
 HERITAGE TRAVELWARE ENCORE REPAIR SERVICES	 NATIONWIDE APPRAISALS HOHNER STITCHING PRODS	 ATSCO SHELVING STORE	 WINERGY DRIVE SYSTEMS FLENDER CORP	 KELLENBERGER TECHNOL- OGIES DTV INNOVATIONS
 GW BERKHEIMER	 GREEN CLEAN CARPET & AIR DUCT CLEANING	 RADICON DRIVE SYSTEMS	 ALVIL TRUCKING	 NORMAL MECHANICAL
 SHAW INDUSTRIES GIANT BICYCLE	 MAZAK OPTONICS CORP	 HARDINGE	 WEISHAUPT AMERICA LEITH HEATING & COOLING	 V&F TRANSFORMER
 IDRIVE FULFILLMENT-ELGIN T-MOBILE PICKUP WHSE	 NEWHAVEN DISPLAY INT'L	 CUNA MUTUAL GROUP	 ARBURG	 KANEBRIDGE CORPORATION
 CTDI ADECCO STAFFING	 IHERRB	 CALDIC USA INC	 AUTO BODY TOOLMART	
 VIPER TRADESHOW TRANSPORTATION				
PARKER ENGINEERED POLYMER SYSTEM				

SITE PLAN



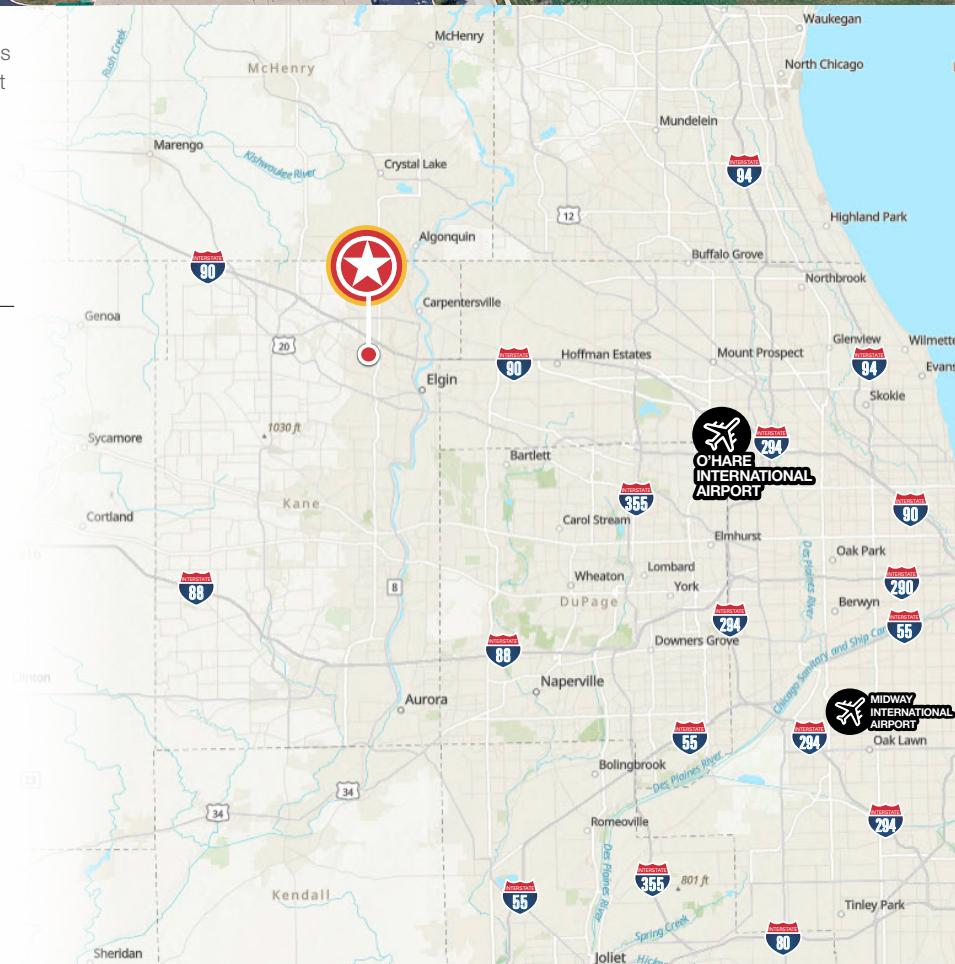
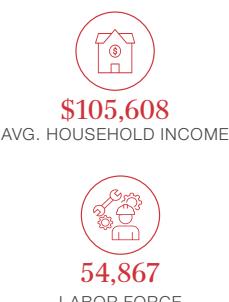
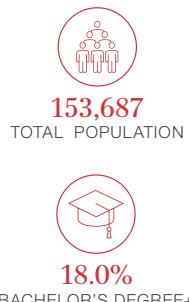


SWC BIG TIMBER & MADELINE offers exceptional access to the region's vast transportation infrastructure, abundant skilled labor and proximity to an array of retail amenities including restaurants, lodging, gas stations, shopping centers, sports / entertainment venues, and attractions.

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

DEMOGRAPHICS (BASED ON A 5-MILE RADIUS)



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The logo for NAI Hiffman, featuring the letters 'NAI' in a large, bold, red sans-serif font, followed by 'Hiffman' in a smaller, black, bold, sans-serif font. Below the main name, the tagline 'Commercial Real Estate Services, Worldwide' is written in a smaller, black, sans-serif font.

 **HOFFMAN**
NATIONAL

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