

90&RANDALL

LOGISTICS PARK

BUILDING 1 AVAILABLE

43,493 SF

BUILDING 4 (SPEC)

428,900 SF

4Q 2026 OCCUPANCY



[WEBSITE](#)

THE CENTER OF OPPORTUNITY IN NORTH KANE COUNTY

LONGMEADOW PKWY AND RANDALL RD
ALGONQUIN, IL 60102

1.6M SF OF NEW CONSTRUCTION

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CBRE



STREAM

LOCATION



ABUNDANT HIGHLY SKILLED LABOR



147-ACRE PARK



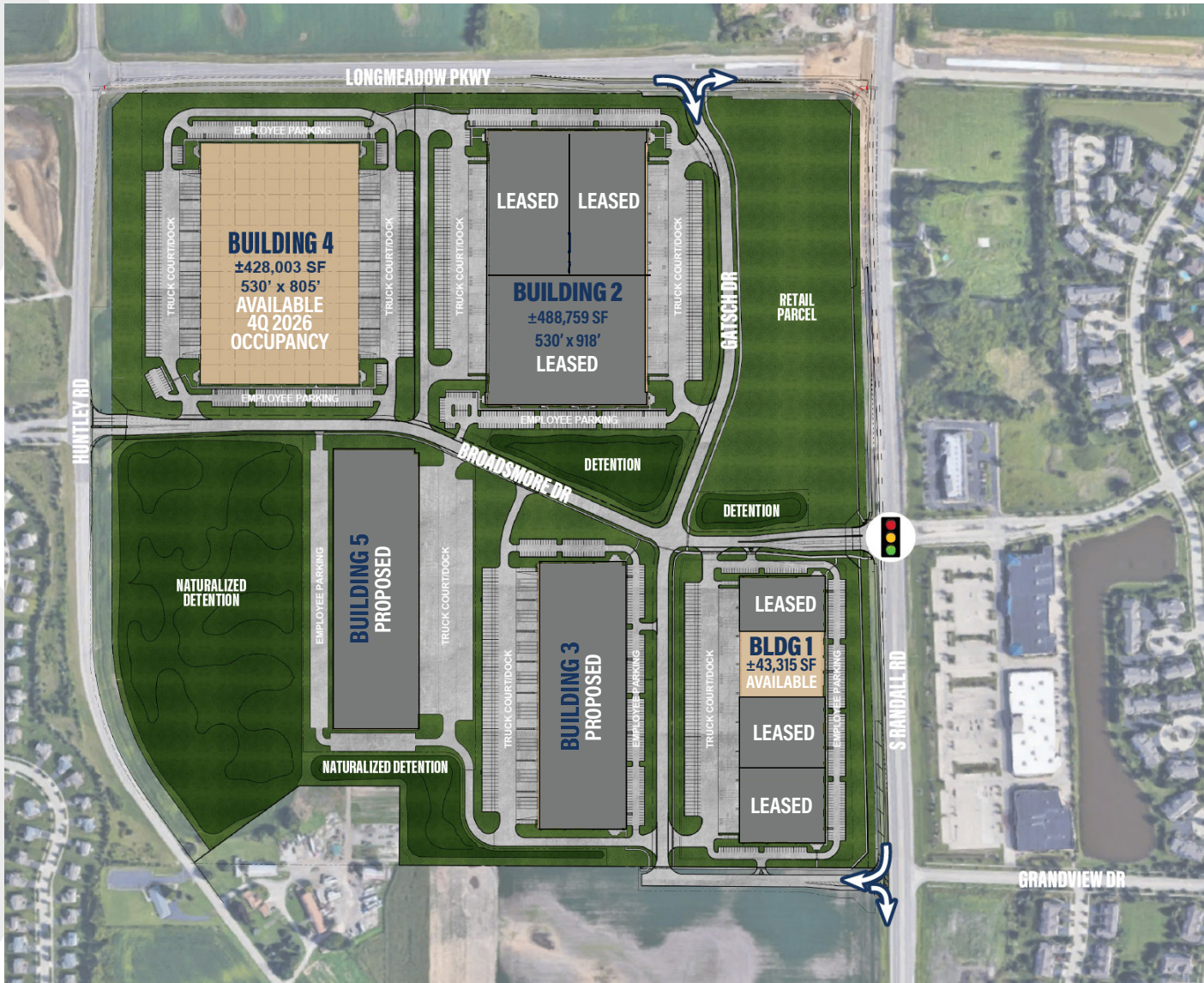
CLASS A INDUSTRIAL FACILITIES WITH GENEROUS TI PACKAGES



GREENFIELD DEVELOPMENT INCLUDING SPEC BUILDINGS AND BUILD TO SUIT OPPORTUNITIES

90&RANDALL
LOGISTICS PARK

MASTER PARK PLAN



UNBEATABLE LOCATION

90 & Randall Logistics Park offers a prime location for employees to work and live, with highly rated schools and diverse amenities close at hand. The site has easy access to I-90, and O'Hare airport is just 35 minutes away.



HIGHLY EXPERIENCED

Established in 2012, NorthPoint Development is a privately held real estate operating company specializing in developing, acquiring, leasing, and managing Class A industrial, data centers, and multi-family properties. Through their in-house suite of services, North Point can provide end-to-end expertise, leading to expedited solutions. Serving industry-leading clients such as Chewy, Home Depot, GE, Amazon, Tesla, Ryder, ABF and PepsiCo.

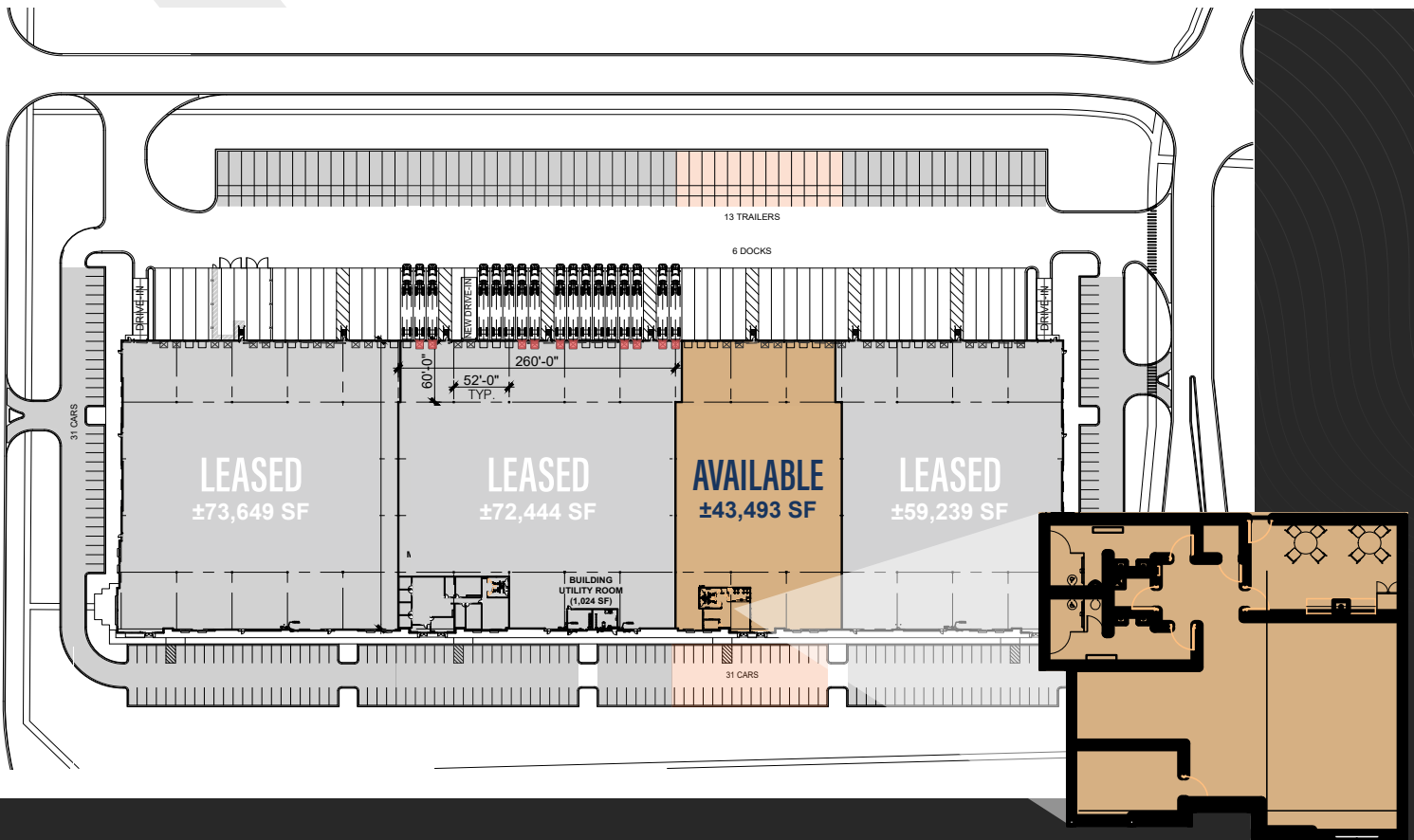


STRATEGIC ADVANTAGE

90 & Randall Logistics Park offers a strategic mix of spec buildings and build-to-suit opportunities. The park provides unmatched flexibility with limited move-in ready space in Building 1 and a premier pre-lease opportunity in the new spec Building 4.

BUILDING 1 SPECS

AVAILABLE SF AREA	43,493	FLOOR SLAB	7" non-reinforced concrete, 4,000 PSI
SPEC OFFICE	±1,950 SF	LIGHTING	LED with motion sensors, 30 FC average; measured at 30" AFF
CAR PARKING	31	CONSTRUCTION	Insulated Precast Panel
TRAILER PARKING	13	ELECTRICAL SERVICE	600 Amp
COLUMN SPACING	52' x 55' with 60' speedbays	SPRINKLER SYSTEM	ESFR
CLEAR HEIGHT	36'	HVAC	50°F at -0°F, 0.25 ACH
DOCK DOORS	6	LEED CERTIFIED	Yes
FUTURE DOCK DOORS	5	SOLAR COMPATIBILITY	Yes
TRUCK COURT	130' (185' with trailer parking)		



6
DOCKS



5
FUTURE



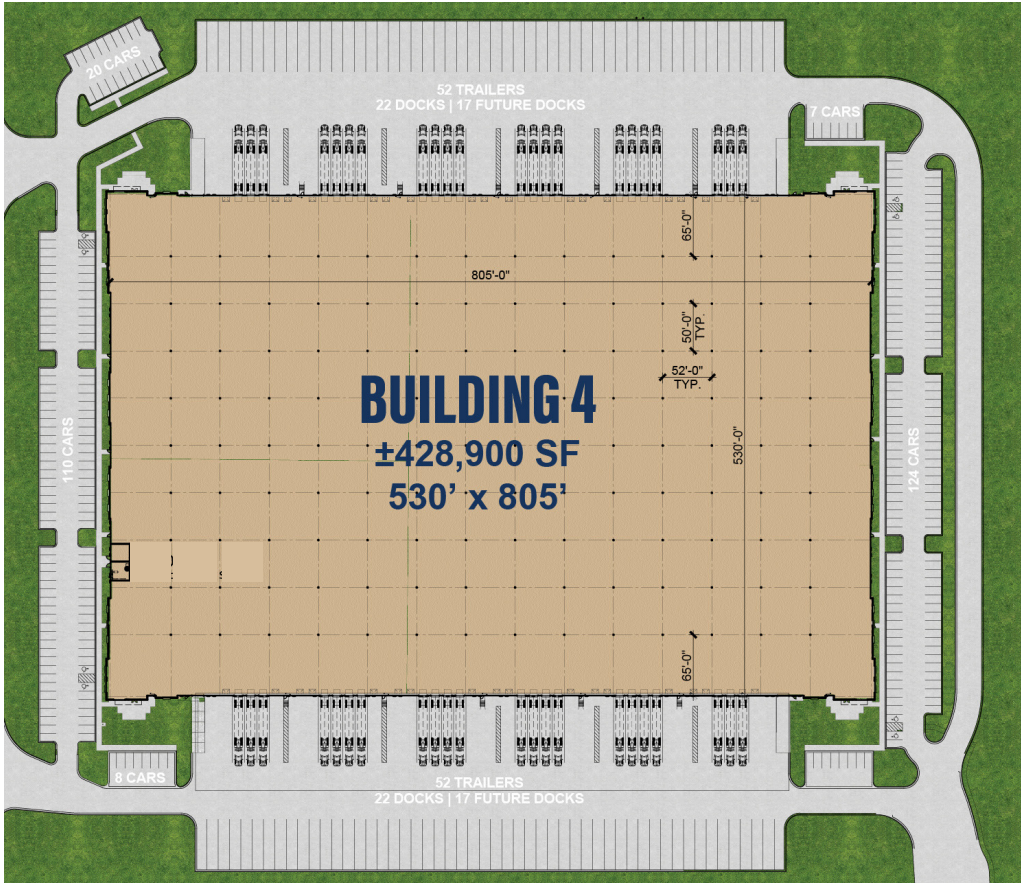
±1,950
SPEC OFFICE








13
TRAILERS



31
CARS



-  **44 DOCKS**
-  **34 FUTURE**
-  **4 DRIVE-IN**
-  **104 TRAILERS**
-  **277 CARS**

BUILDING 4 SPECS

CAR PARKING	277	TRUCK COURT	130' (185' with trailer parking)
TRAILER PARKING	104	CONSTRUCTION	100% Precast Panel
DRIVE-IN DOORS	4	ELECTRICAL SERVICE	4,000 amps 480v 3 Phaser
COLUMN SPACING	52' x 50' + 65' Speed bays	LIGHTING	LED with motion sensors, 30 FC average; measured at 30" AFF
CLEAR HEIGHT	40'	FLOOR SLAB	7" non-reinforced concrete, 4,000 PSI
HVAC	50° at -0°, 0.25 ACH	DOCK DOORS	(45,000 # Mechanical Pit levelers with 7'x8' platform, 16" lip, operating range toe guards, night locks, brush weather seals, and two (2) 10"x4" projection laminated rubber bumpers. No lights.): 44 (expandable 78)
SPRINKLER SYSTEM	ESFR		



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