

FOR LEASE

1400 CRISPIN DRIVE
ELGIN, IL 60123

PRIME INDUSTRIAL OPPORTUNITY!

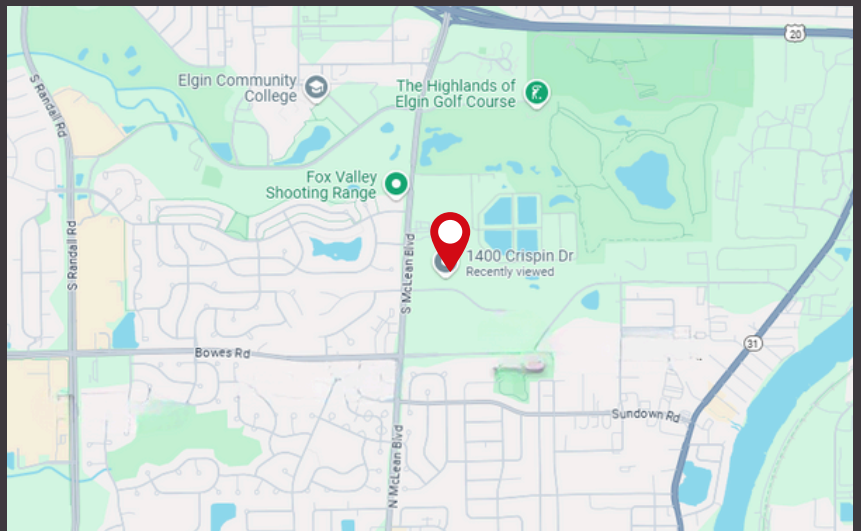
40,075 +/- SQUARE FEET
RATE: \$7.50/SF NNN

- TENANT RESPONSIBLE FOR UPKEEP, MAINTENANCE & INSURANCE
- TENANT RESPONSIBLE FOR RE TAXES
- 2024 PAID 2025 = \$2.33 PSF
- PIN# 06-27-177-009



Property Description:

This single tenant building is positioned in the heart of the Fox Bluff Corporate Center and is a well-maintained industrial facility offering $\pm 40,075$ square feet of versatile space on a 2-acre lot. Ample on-site parking and ideal for manufacturing, warehousing, or distribution. Strategically located in the North Kane/I-90 submarket, the property provides excellent access to major transportation routes, including I-90 and Route 31, and is just 30 miles from O'Hare International Airport.



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Building Highlights:

- ▶ Electric: 480/277 Y
- ▶ Power: 2,800 AMP +/-
- ▶ Air Conditioning throughout
- ▶ Clear Height: 21 Feet
- ▶ Office area: 4,000 +/- SF
- ▶ 3 Docks
- ▶ 1 Drive in Door (12' x 14')
- ▶ Ample Parking

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, but no warranty or representation is made to accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease, or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



Broker Contact:
Brad Schreiner
Managing Broker

✉ BSCHREINER@BEICRE.COM

☎ 630.457.1248



140 FIRST STREET, BATAVIA, IL 60510



WWW.BEICRE.COM