

# AVAILABLE FOR SUBLEASE



## 1175 BOWES ROAD, ELGIN, IL 60123

### Free-Standing Manufacturing / Distribution Building



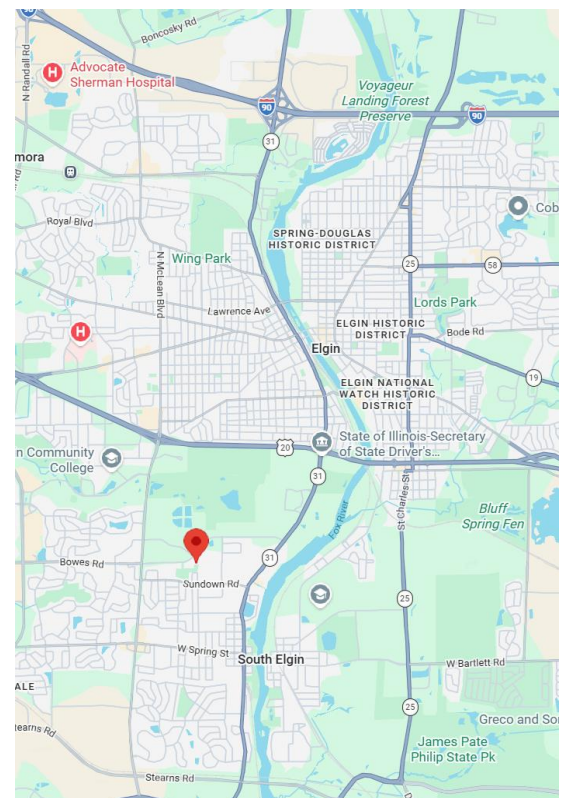
## PROPERTY HIGHLIGHTS

<b>BUILDING SIZE:</b>	40,860 SF
<b>OFFICE:</b>	3,500 SF
<b>SITE SIZE:</b>	3.81 Acres
<b>CLEAR HEIGHT:</b>	24'
<b>LOADING:</b>	2 Exterior; 1 DID
<b>POWER:</b>	4,000 AMPS   3-Phase
<b>ZONING:</b>	General Industrial (G1)

## BROKER CONTACT:

**MATT KNAFEL | PARTNER**  
(317) 385 - 9808  
mknafel@kwilladvisors.com

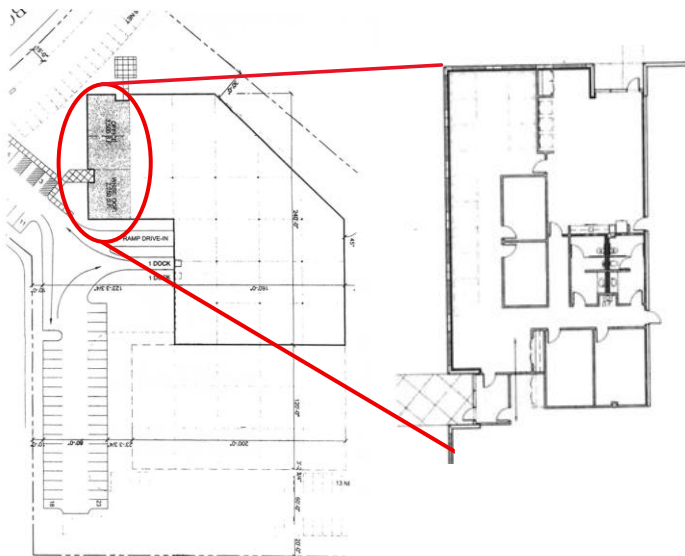
**BRANDON SMITH | ASSOCIATE**  
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### ADDITIONAL HIGHLIGHTS

1.9 Miles to Rte 20 Interchange

5.3 Miles to I-90 via Rte 31 or Randall Rd

30.7 Miles to O'Hare Airport

Locker Rooms and Secured Storage

40' x 40' Bays

60 Vehicle Parking Lot

### LEASING BROKERS:

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