

For Sale
or Lease

3,200 SF on
4.4-Acre Site

1200 Spaulding Road

Elgin, Illinois

PROPERTY DETAILS

- Available Building Size: 3,200 SF
- Land Site: 4.4 acres
- Fenced yard with security gate
- Utilities: Well and septic
- Zoning: Unincorporate Elgin Township. Included in Elgin's Comprehensive plan as General Industrial for any future annexation.
- Real Estate Taxes (2020 Payable 2021): \$40,546

HIGHLIGHTS

- Ideal for truck facility or contractor's yard
- Rare site that can accommodate outdoor storage
- Can be delivered vacant or with short-term tenants in place
- Short term leases allows for tremendous upside
- Ideal single or two-tenant facility
- Asking Price: \$3,300,000
- Lease Rate: Subject to Offer

Contact

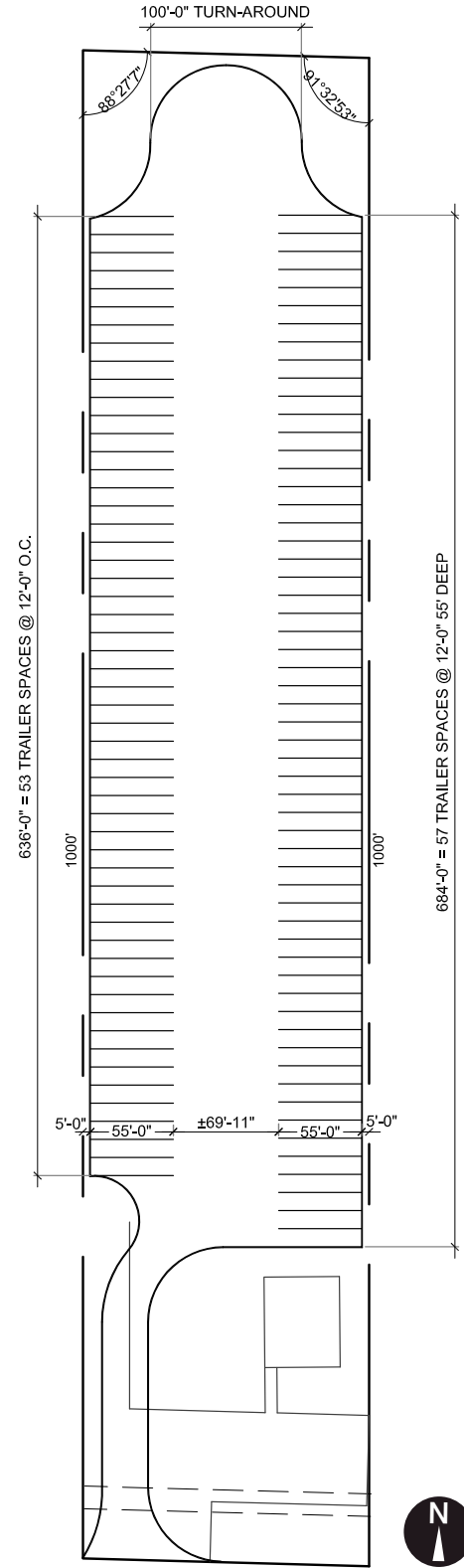
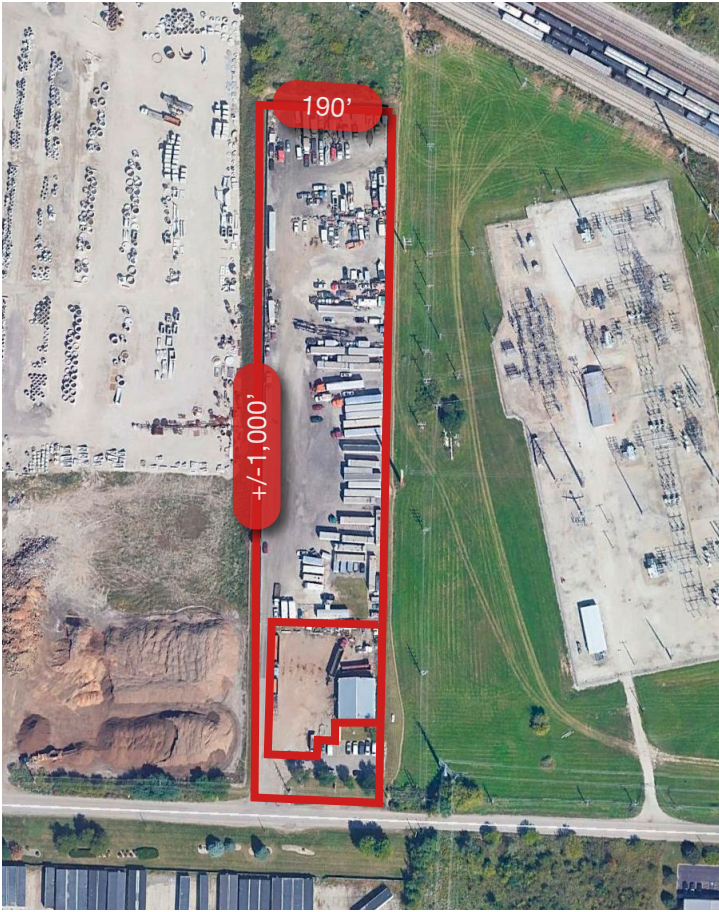
Jack Brennan
+1 630 317 0754
jbrennan@hiffman.com

Steve Bass
+1 630 317 0738
sbass@hiffman.com

One Oakbrook Terrace
Suite 400
Oakbrook Terrace, Illinois 60181
+1 630 932 1234

hiffman.com

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