

444 Airport Rd, Elgin, Illinois 60123 - Kane County
RIVER RIDGE BUSINESS CENTER



**BUILD-TO-SUIT for
LEASE OR SALE**

**± 79,900 - 215,400 SF
on 13.30 ACRES**

**WIDE RANGE of
PERMITTED USES**



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MWI Property Group | 1211 W. 22nd Street, Suite 800, Oak Brook, IL 60523 | www.mwipropertygroup.com

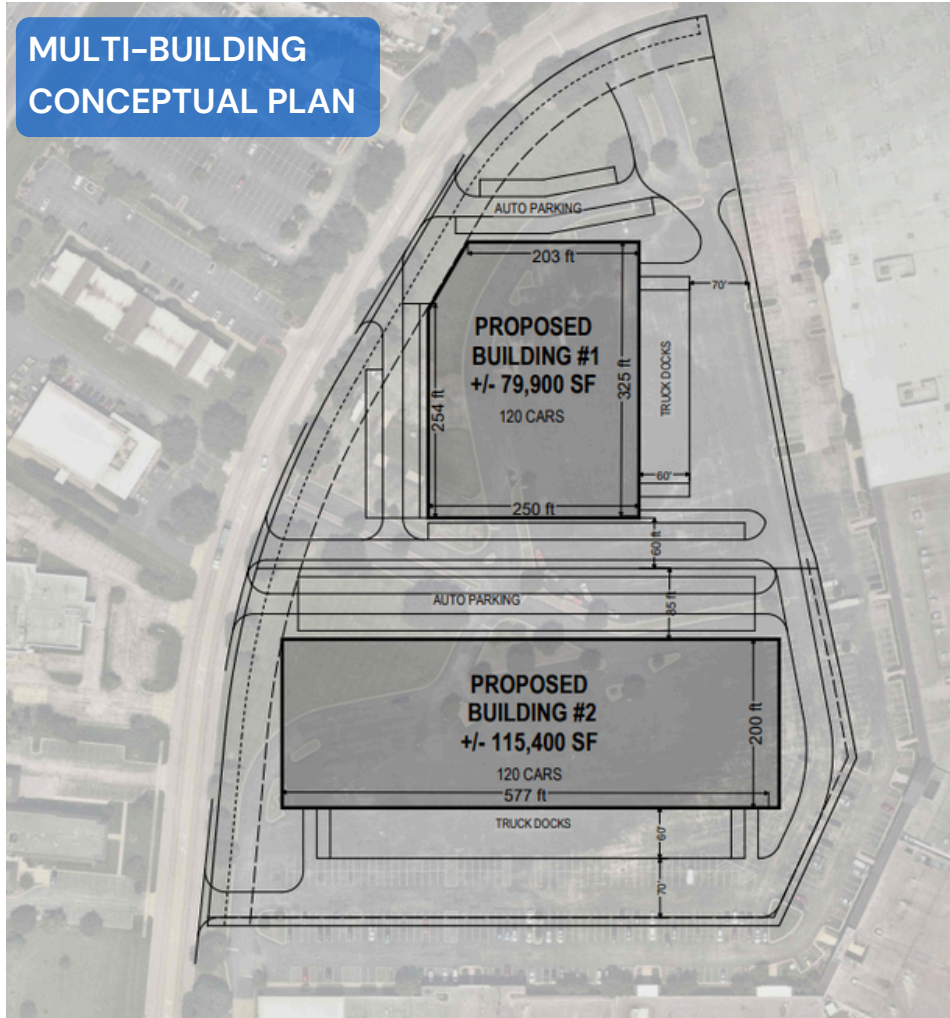
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444 Airport Rd, Elgin, Illinois 60123 – Kane County
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PROPOSED Buildings

79,900 & 115,400 SF

MULTI-BUILDING CONCEPTUAL PLAN



PROPERTY FEATURES

Total Building Size:	±79,900 & 115,400 SF
Site Size:	±13.30 AC
Office:	To Suit
Ceiling Height:	To Suit
Loading:	To Suit
Car Parking:	±240 Stalls
Detention:	Off Site
Power:	To Suit



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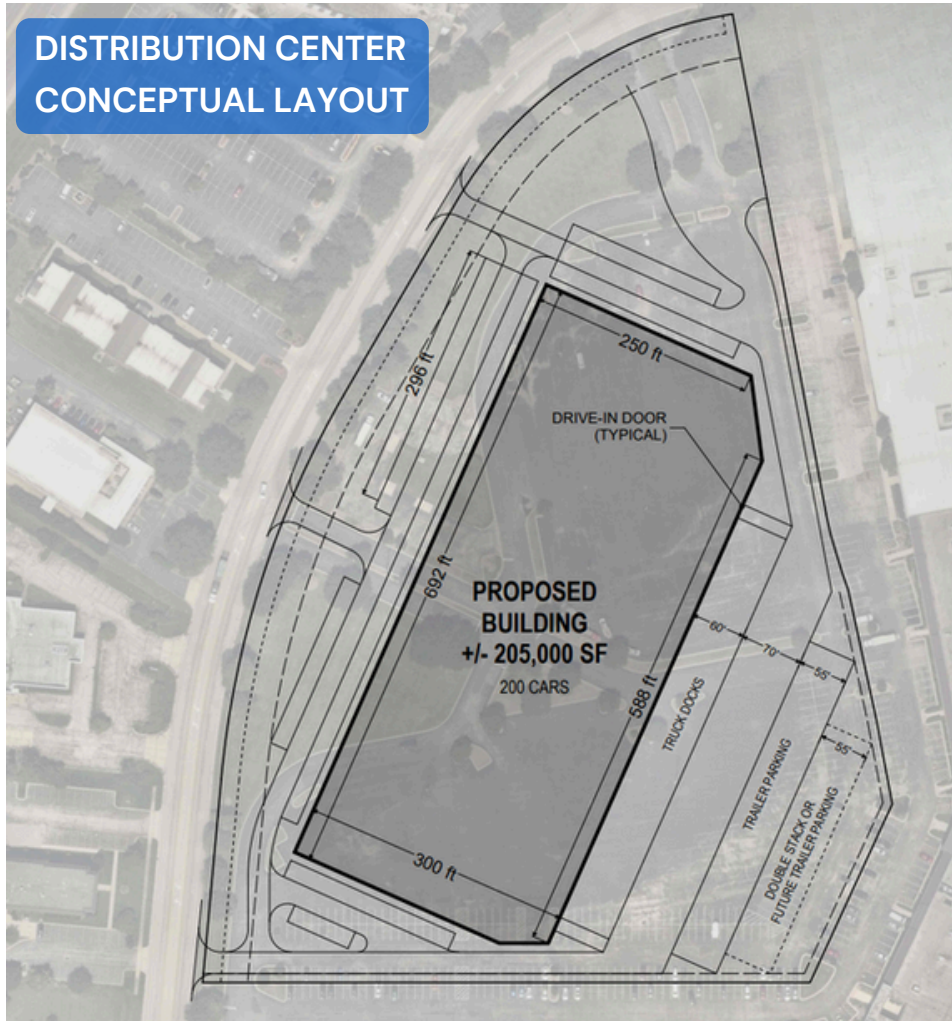
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PROPOSED Building

205,000 SF

DISTRIBUTION CENTER CONCEPTUAL LAYOUT



PROPERTY FEATURES

Total Building Size:	±205,000 SF
Site Size:	±13.30 AC
Office:	To Suit
Ceiling Height:	To Suit
Loading:	To Suit
Car Parking:	±200 Stalls
Trailer Parking:	±50 Stalls
Detention:	Off Site
Power:	To Suit



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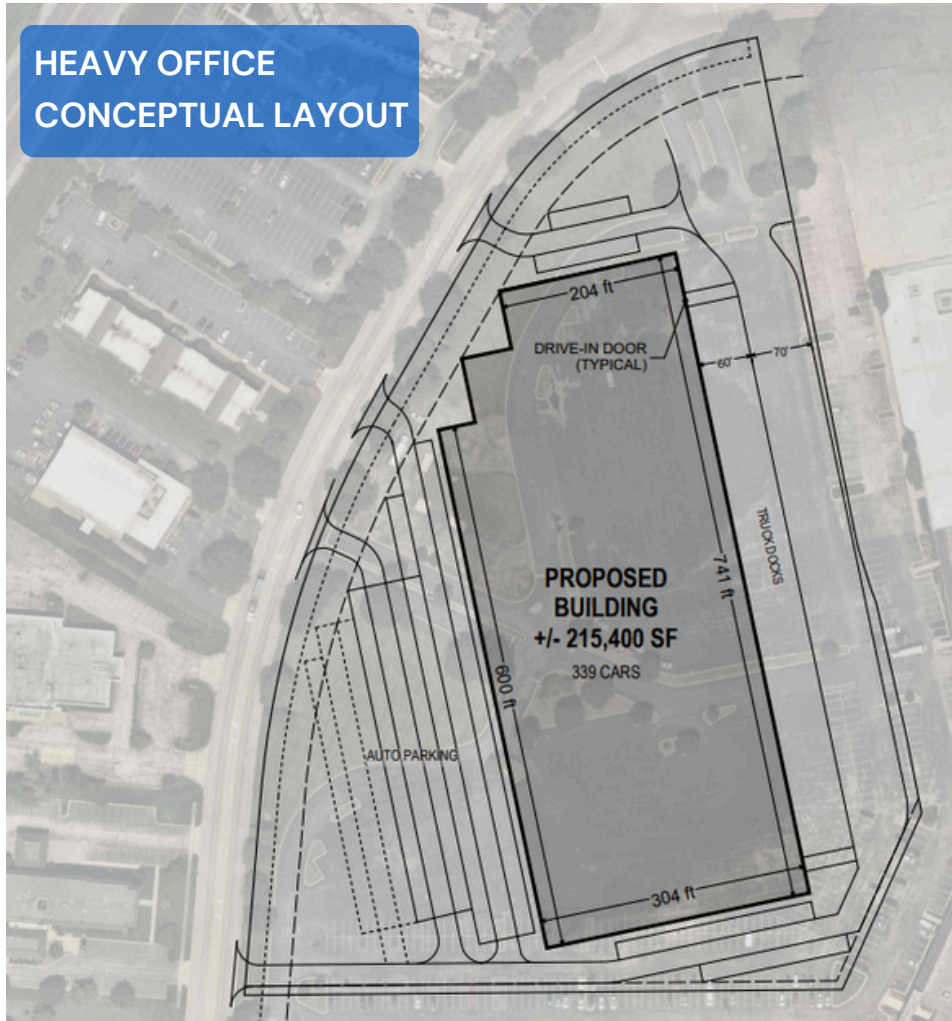
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PROPOSED Building

215,400 SF

HEAVY OFFICE
CONCEPTUAL LAYOUT



PROPERTY FEATURES

Total Building Size: ±215,400 SF

Site Size: ±13.30 AC

Office: To Suit

Ceiling Height: To Suit

Loading: To Suit

Car Parking: ±339 Stalls

Detention: Off Site

Power: To Suit

ENTRE
Commercial Realty LLC

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MWI PROPERTY
GROUP

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LOCATION Overview

444 Airport Rd, Elgin, Illinois 60123 – Kane County
RIVER RIDGE BUSINESS CENTER

Strong
Labor Pool

Easy Access to
I-90 via Rt 31

Low Kane County
Real Estate Taxes

Pro-Business
County & Community



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