

### THE FUTURE IS HERE **NORTH KANE COUNTY'S PREMIER NEW DEVELOPMENT**

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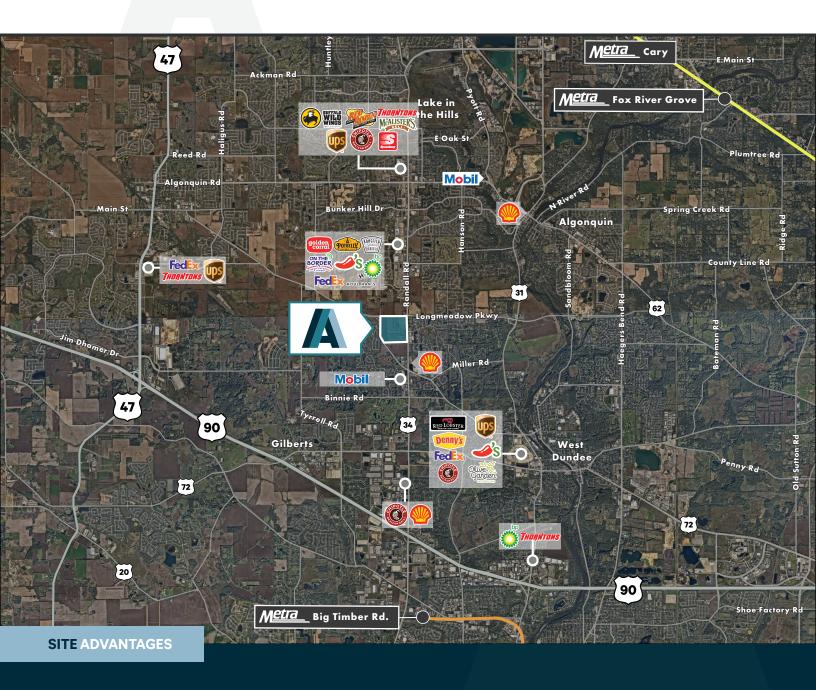
#### **BEN DICKEY**

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### **LOCATION**



CLASS A INDUSTRIAL FACILITIES WITH GENEROUS TI PACKAGES



GREENFIELD DEVELOPMENT INCLUDING
SPEC BUILDINGS AND AMPLE OPPORTUNITY
FOR BUILD TO SUIT SUITES



ABUNDANT HIGHLY SKILLED LABOR POOL



147 ACRE PARK



### **MASTER PARK PLAN**





## UNBEATABLE LOCATION

Algonquin 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, NorthPoint can provide endto-end expertise, leading to expedited
solutions.Serving industry-leading
clients such as Chewy, Home Depot,
GE, Amazon, Tesla, Ryder, ABF
and PepsiCo.



# UNIQUE TO THE MARKET

Algonquin Corporate Center offers the earliest spec opportunity in Kane County, with buildings 1 and 2 delivered and ready for TI customization.

### **BUILDING 1 SPECIFICATIONS**



AVAILABLE SF AREA ±116,236 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 84 CONSTRUCTION Insulated Precast Panel

TRAILER PARKING 35 ELECTRICAL SERVICE 1,200 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 DOORS13LEED CERTIFIEDYesFUTURE DOCK DOORS17SOLAR COMPATIBILITYYes

TRUCK COURT 130' (185' with trailer parking)

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