

Available for Lease

# 400-440 Airport Road

Elgin, Illinois



## RIVER RIDGE BUSINESS CENTER

Wide Range of Permitted Uses:  
Manufacturing/Industrial, Service Contractors,  
Recreational, Executive Offices, etc.

### Building Specifications:

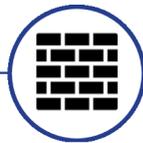
Total Building Size:	225,699 SF on 13 Acres
Ceiling Height:	14'-22'
Loading:	<ul style="list-style-type: none"><li>• 8 Exterior Docks</li><li>• 17 Drive-In Doors</li></ul>
Sprinkler:	Wet System
Parking:	400+ Spaces



Easy Access to I-90  
via Rt 31 Interchange



Above Standard Parking  
400+ Spaces



Masonry  
Construction



Low Kane  
County taxes



Professionally Owned  
& Managed

### For Leasing Information Contact:



**Mike DeSerto**

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**Cory Kay**

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

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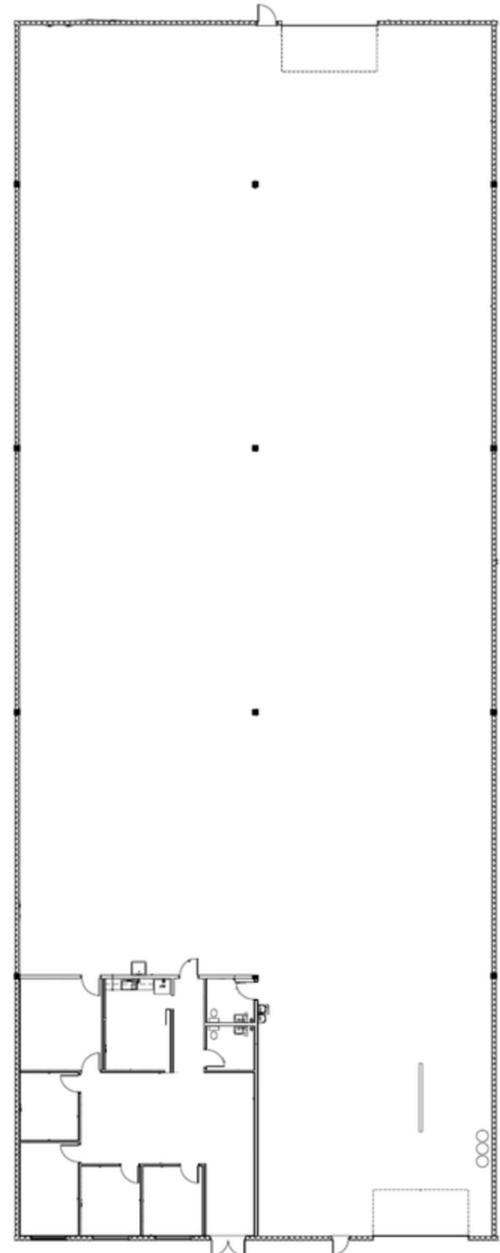
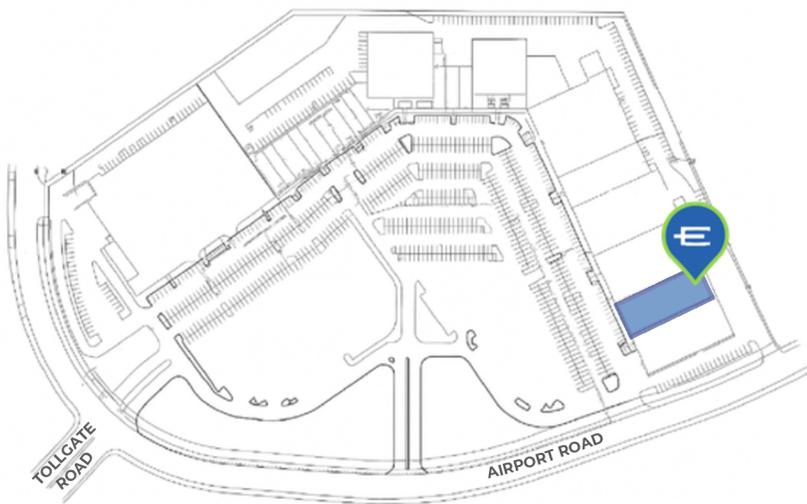


## Unit 400 D

### Unit Features:

Size:	17,200 SF
Office:	±1,800 SF
Loading:	2 Drive-In Doors (14'x16')
Ceiling Height:	18' - 21'
Power:	800 Amps @ 480 Volts, 3-Phase
Highlights:	<ul style="list-style-type: none"><li>• Newly Renovated Office and Bathrooms</li><li>• New Roof 02/2026</li><li>• All New LED Lighting Throughout</li><li>• Drive-Through Capabilities</li><li>• Floor Drains with Triple Catch Basin</li></ul>

**Lease Rate: \$12.50 PSF (includes current RE Taxes & CAM)**



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