



ALGONQUIN

Corporate Center

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

Longmeadow Pkwy and Randall Rd
Algonquin, IL
60102



BUILDING 1:
116,236
SQUARE FEET

1.6M SF OF NEW CONSTRUCTION



PLAY VIDEO



VISIT WEBSITE

MIKE SEDJO

Senior Vice President
+1 847 269 8883
mike.sedjo@cbre.com

JOHN HAMILTON

First Vice President
+1 847 706 4909
john.hamilton@cbre.com

BEN DICKEY

Vice President
+1 630 573 1297
ben.dickey@cbre.com

CBRE



LOCATION



SITE ADVANTAGES

CLASS A INDUSTRIAL FACILITIES WITH
GENEROUS TI PACKAGES



ABUNDANT HIGHLY
SKILLED LABOR POOL



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



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.

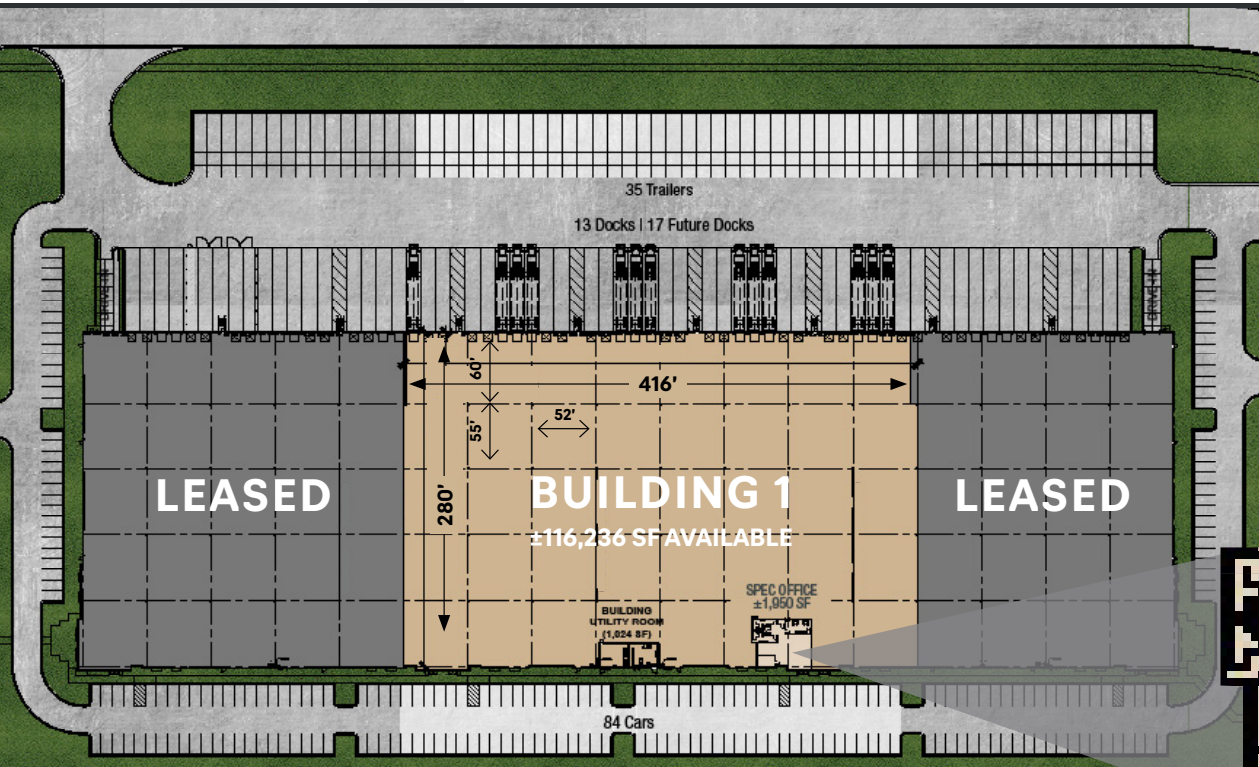
Through their in-house suite of services, NorthPoint can provide end-to-end expertise, leading to expedited solutions. Serving industry-leading clients such as Chewy, Home Depot, GE, Amazon, Tesla, Ryder, ABF and PepsiCo.








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



-  ± 1,950 SF SPEC OFFICE
-  13 DOCKS
-  17 FUTURE
-  35 TRAILERS
-  84 CARS



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 DOORS	13	LEED CERTIFIED	Yes
FUTURE DOCK DOORS	17	SOLAR COMPATIBILITY	Yes
TRUCK COURT	130' (185' with trailer parking)		

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