

**FOR LEASE  
SUITE AVAILABLE**



**ELGIN, IL**

# 605 – 617 CHURCH ROAD

## COMMENTS

- Make Ready Renovations Underway
- Business Park Setting in Highly Accessible Location in Kane County
- Minutes away from I-90 and IL-31 Interchange
- Low, Stable Kane County Taxes
- Strong Surrounding Labor Pool
- Professionally Owned and Managed

## BUILDING DETAILS

Building Size	32,496 SF
Suite Size	7,936 SF
Office Size	805 SF
Clear Height	20'
Loading	1 Drive-In Door
Sprinkler	Wet
Power	400 Amps, 277/480 Volts

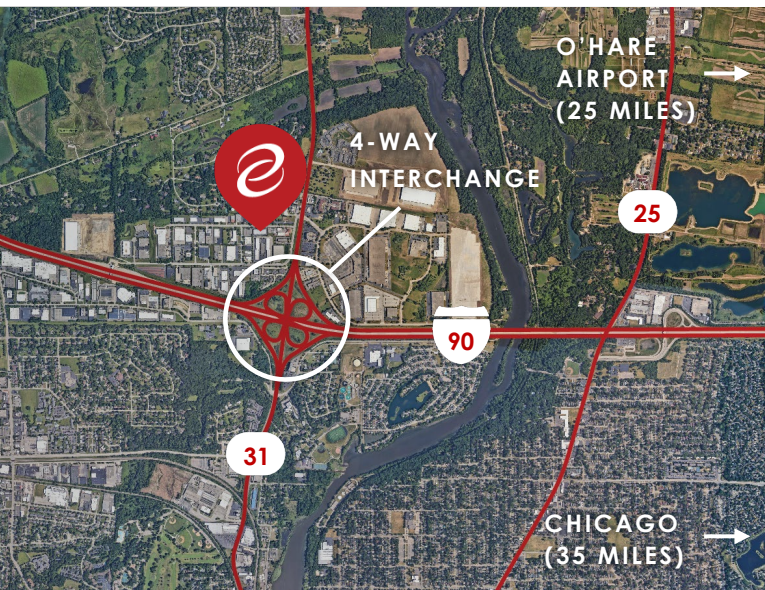
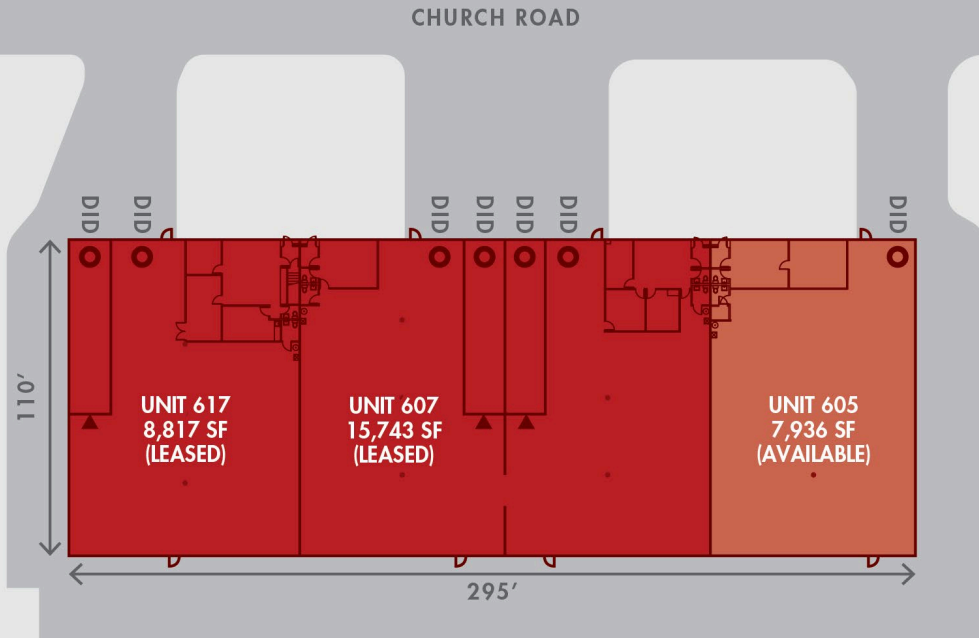
Brokered by:



Owned & Managed by:



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SUITE	TOTAL SF	OFFICE SF	ASKING RATE (MODIFIED GROSS)
605	7,936	805	Subject to Offer
607	15,743	1,585	Leased
617	8,817	1,439	Leased
<b>TOTALS</b>	<b>32,496</b>		

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