

2486 – 2488 Technology Drive, Elgin, IL

Available: 6,700 SF



FOR LEASE: High Exposure Location in NW Corporate Park

AVAILABLE: 6,700 SF

OFFICE: 1,700 SF

CONSTRUCTION: Precast

PARKING: 1.7 Spaces per 1,000 SF

YEAR BUILT: 2005

CEILING HEIGHT: 21'

POWER: 400 Amps @ 120-280V, 3-Phase

LOADING: 2 Drive-In Doors (12'x14'); 1 Truck Dock

SPRINKLERED: YES

ZONING: PORI (Planned Office Research Industrial)

LEASE RATE: \$13.00 PSF MG



SCAN FOR LISTING



**ENTRE**  
Commercial Realty LLC

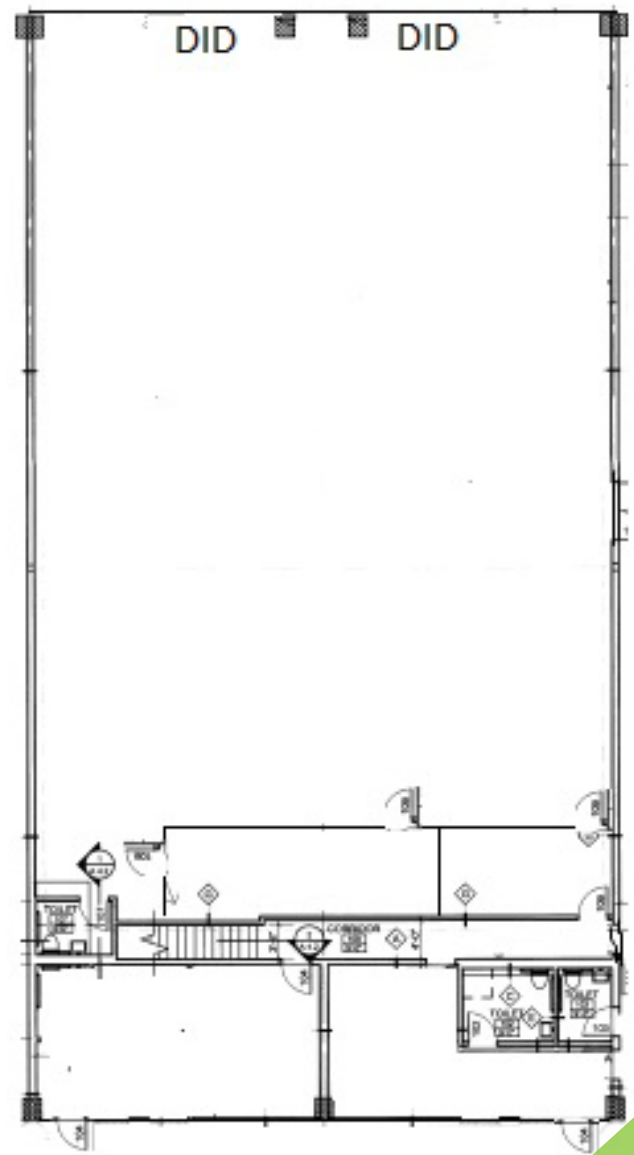
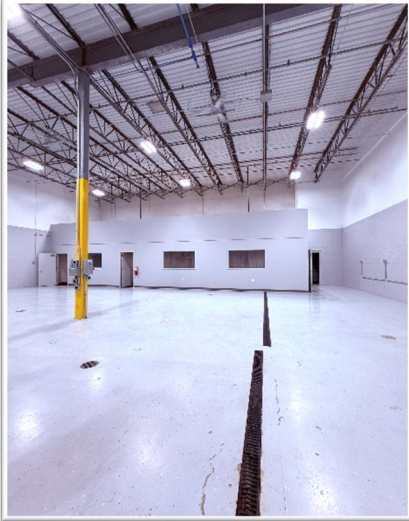
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The information contained herein is from sources deemed reliable but is submitted subject to errors, omissions and to change of price or terms without notice.

# FLOOR PLAN



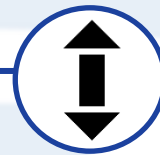
## Unit Highlights



**Quality Image  
Office, Production  
Space**



**Water Lines &  
Floor Drains w/  
Triple Catch Basin**



**High Clear  
Height**



**Oversized  
Drive-in Doors**

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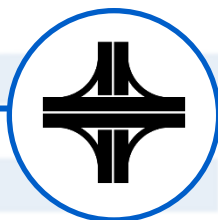
# LOCATION



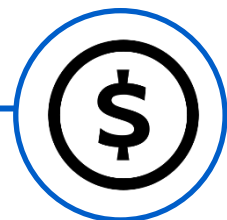
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**Located in the  
Prestigious NW  
Corp. Park**



**Less than ¼ Mile to  
the I-90 / Randall Rd.  
Interchange**



**Low Kane County  
Property Taxes**