

LEASE OPPORTUNITY AVAILABLE

1355 Holmes Rd
Elgin, Illinois 60123

PROPERTY HIGHLIGHTS

Located 1.5 miles from I-90, this 39,921 SF industrial warehouse space is available for lease in Kane County with heavy power, abundant loading docks & doors, 8,437 SF of office space and plenty of onsite parking. Ownership will entertain short-term deals.

Owned By:  **PLYMOUTH REIT**

Contact

David Haigh, CCIM
+1 630 693 0649
dhaigh@hiffman.com

One Oakbrook Terrace
Suite 400

Oakbrook Terrace, Illinois 60181
+1 630 932 1234

Nick Feczko
+1 630 693 0668
nfeczko@hiffman.com

hiffman.com

LEASE ECONOMICS

Net Rent: STO

2023 Taxes: \$1.71 PSF

CAM: \$0.83 PSF

Insurance: \$0.13 PSF



39,921 SF
AVAILABLE



8,437 SF
OFFICE SPACE



2 DOCKS &
4 DRIVE-IN DOORS



19'6"
CLEAR HEIGHT



4,000A, 277/480V,
3 Ph., 4W



33 MINUTES TO
O'HARE AIRPORT



HEAVY POWER AVAILABLE

4,000A, 277/480V, 3 PH., 4W

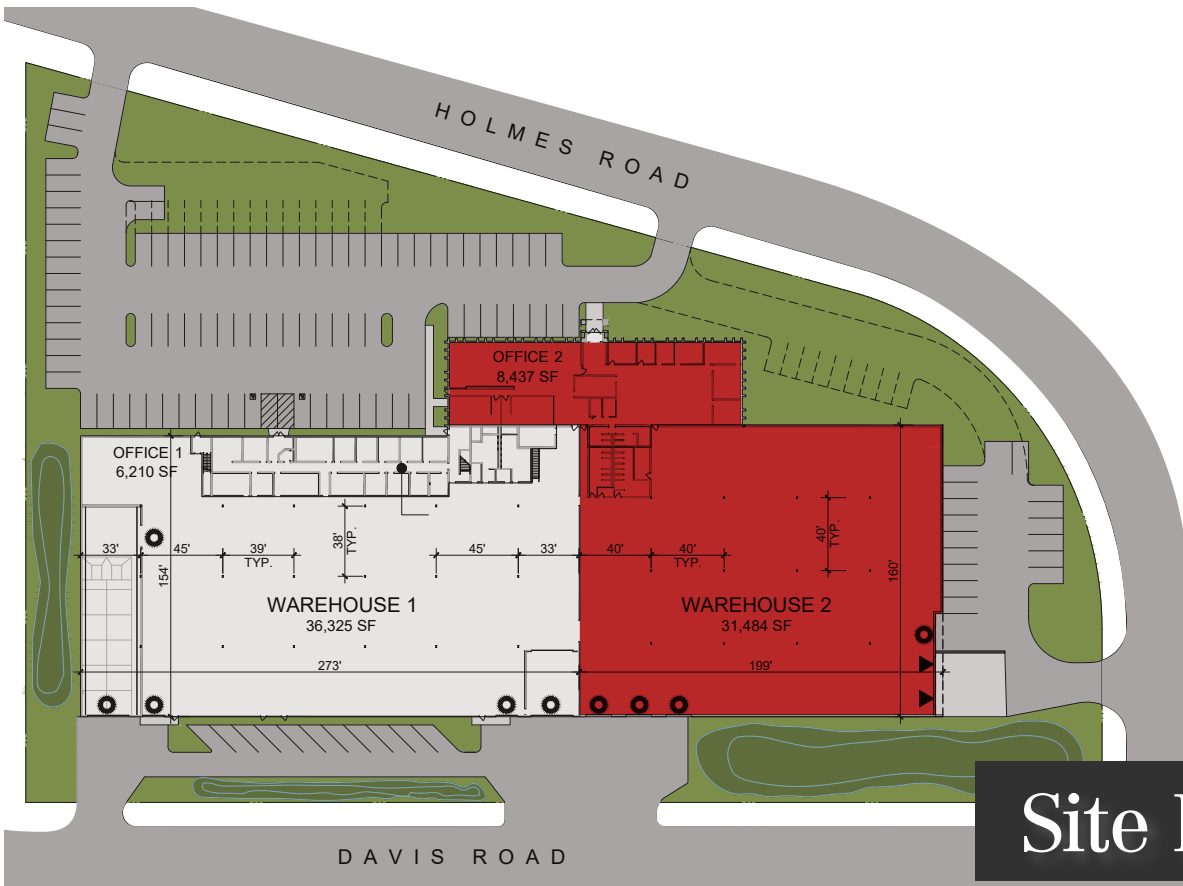
39,921 SF
Warehouse
Space Available

PROPERTY DETAILS

PROPERTY SIZE	39,921 SF
BUILDING SIZE	82,456 SF
ACRES	4.29 AC
OFFICE	8,437 SF
DOCK DOORS	2
DRIVE-IN DOORS	4
CLEAR HEIGHT	18-19'6"
PARKING	55 Car Spaces
CONSTRUCTION	Masonry
POWER	4,000A, 277/480V, 3 Ph., 4W
YEAR BUILT	1976/1998
LEASE RATE	Subject to Offer



Pictured: Exterior Front

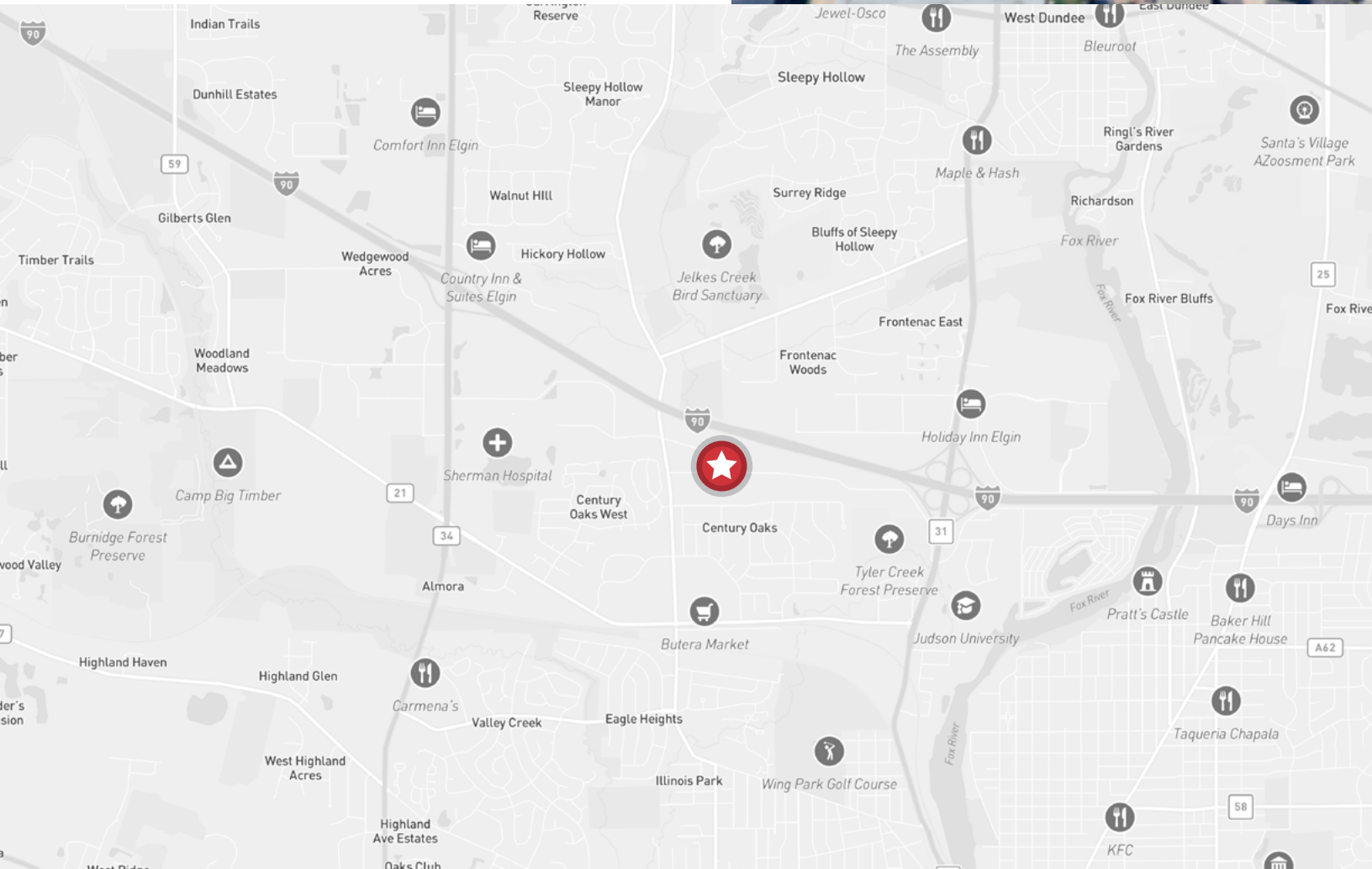


Site Plan

1355 HOLMES ROAD, ELGIN, IL | FOR LEASE

1355 HOLMES ROAD

Immediate Access to the Areas' Best Amenities, Including Freedom Commons, Incredible Restaurants, Hotels, and Business Services.



Contact

David Haigh, CCIM
+1 630 693 0649
dhaigh@hiffman.com

Nick Feczko
+1 630 693 0668
nfezko@hiffman.com

NAI Hiffman
Commercial Real Estate Services, Worldwide

One Oakbrook Terrace
Suite 400
Oakbrook Terrace, Illinois 60181
+1 630 932 1234

hiffman.com