

**301,876 SF AVAILABLE
FOR SALE / LEASE**



2563 MASON ROAD | ELGIN, ILLINOIS

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Developed By:

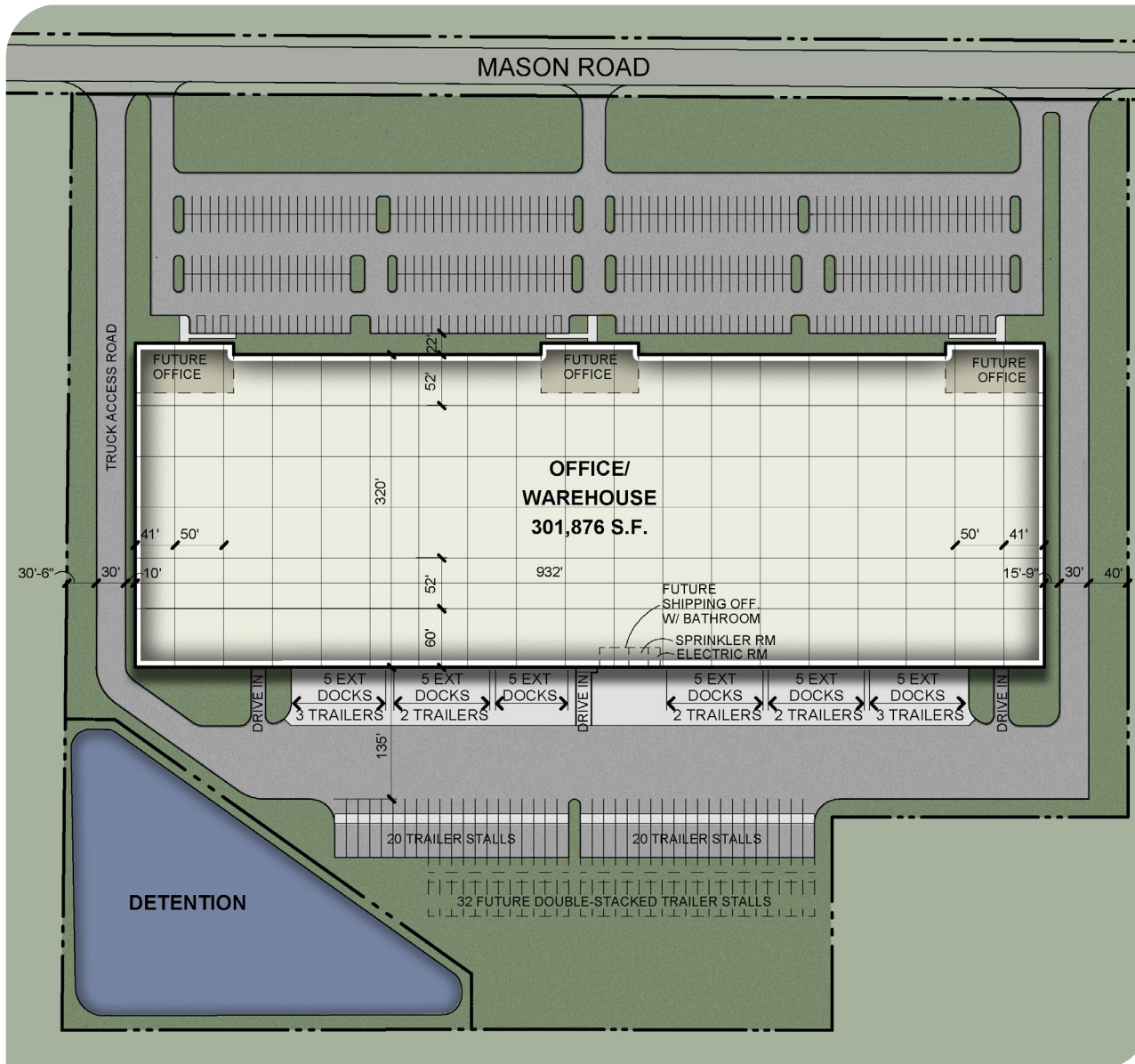
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Northern Builders, Inc.

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AVAILABLE FOR SALE / LEASE

2563 MASON ROAD

ELGIN, ILLINOIS 60124



BUILDING SPECIFICATIONS:

BUILDING:	301,876 SF
WAREHOUSE:	285,876 SF
OFFICE:	To suit
SHIPPING OFFICE:	To suit
SITE SIZE:	20.3 acres
BAY SIZE:	50'x 52' (60' speed bays)
CLEAR HEIGHT:	36'
LOADING:	› 30 exterior docks › 3 drive-in doors
SPRINKLER:	ESFR
AUTO PARKING:	411 spaces
TRAILER PARKING:	52 stalls (expandable to 84)
TAXES:	\$1.75 PSF (estimate)

FEATURES

- Brand new "Class A" Business Park
- Located ¼ mile from 4-way interchange at I-90 and Randall Road
- Available for lease or purchase
- High image pre-cast construction
- Low Kane County taxes



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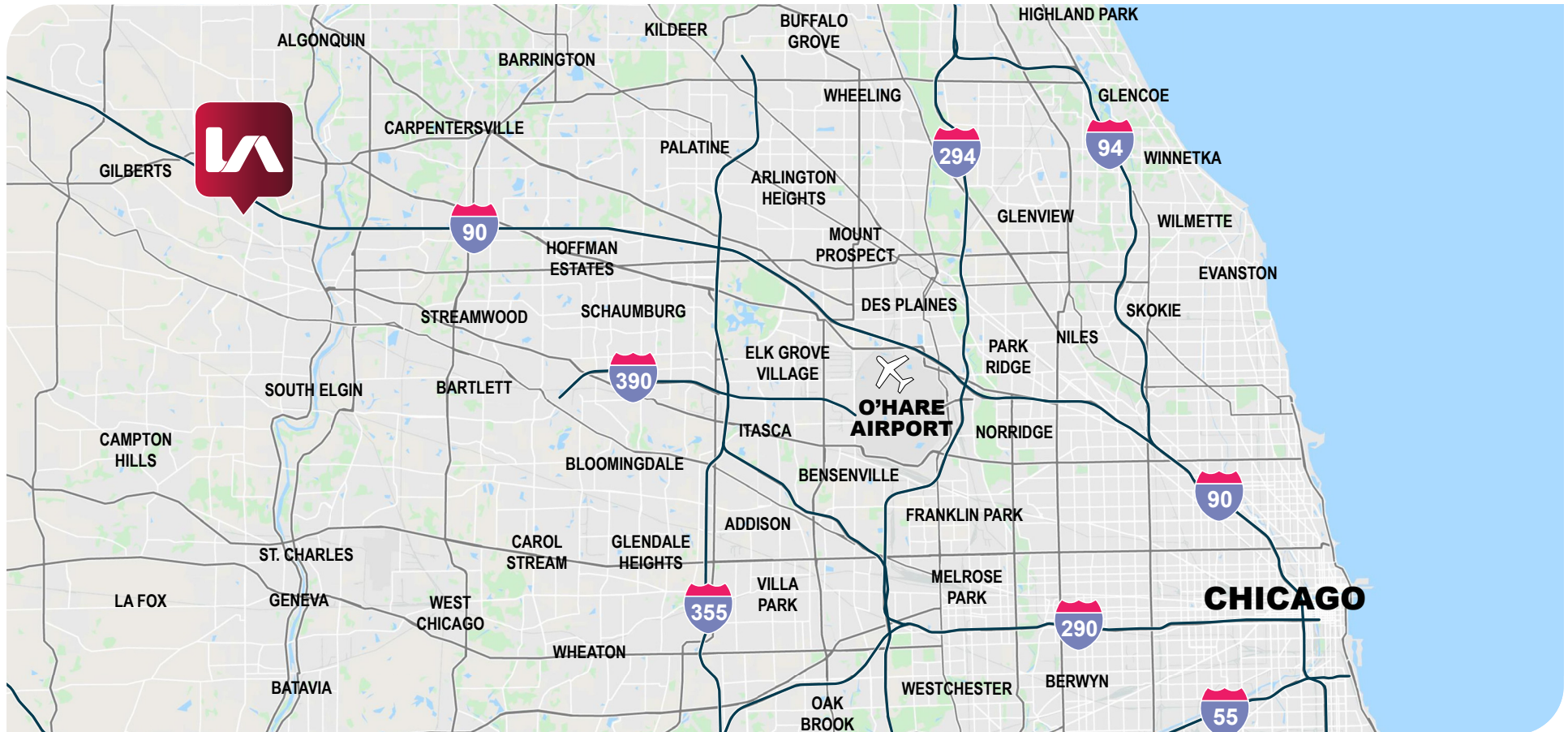
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