

400-440 Airport Road, Elgin, IL

Available: +/- 2,070–17,200 SF



FOR LEASE: Industrial/Flex Space with Ample Parking

AVAILABLE: +/- 2,070–17,200 SF

- 400 D: 17,200 SF

- 420 AB: 5,958

- 440 C/D/E/F: 12,930 SF

- 440 G: 2,070 SF

OFFICE: Varies

YEAR BUILT: 1985 (2015 Updated)

LOADING: Varies

CEILING: 14'-20'

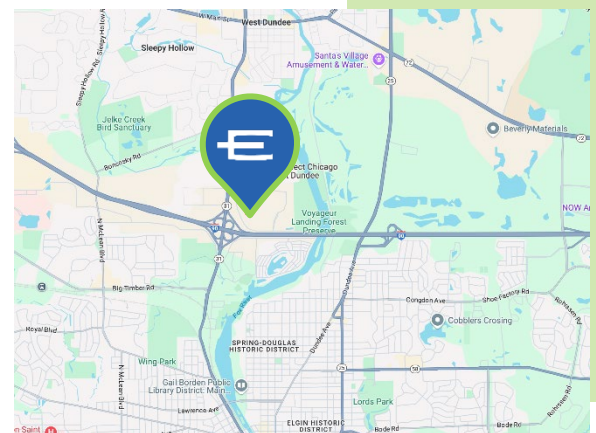
POWER: Varies

ZONING: PAB (Planned Area Business)

PARKING: 4 Per 1,000 SF

SPRINKLER: Yes

LEASE RATE: \$12.50-13.75 PSF Modified Gross



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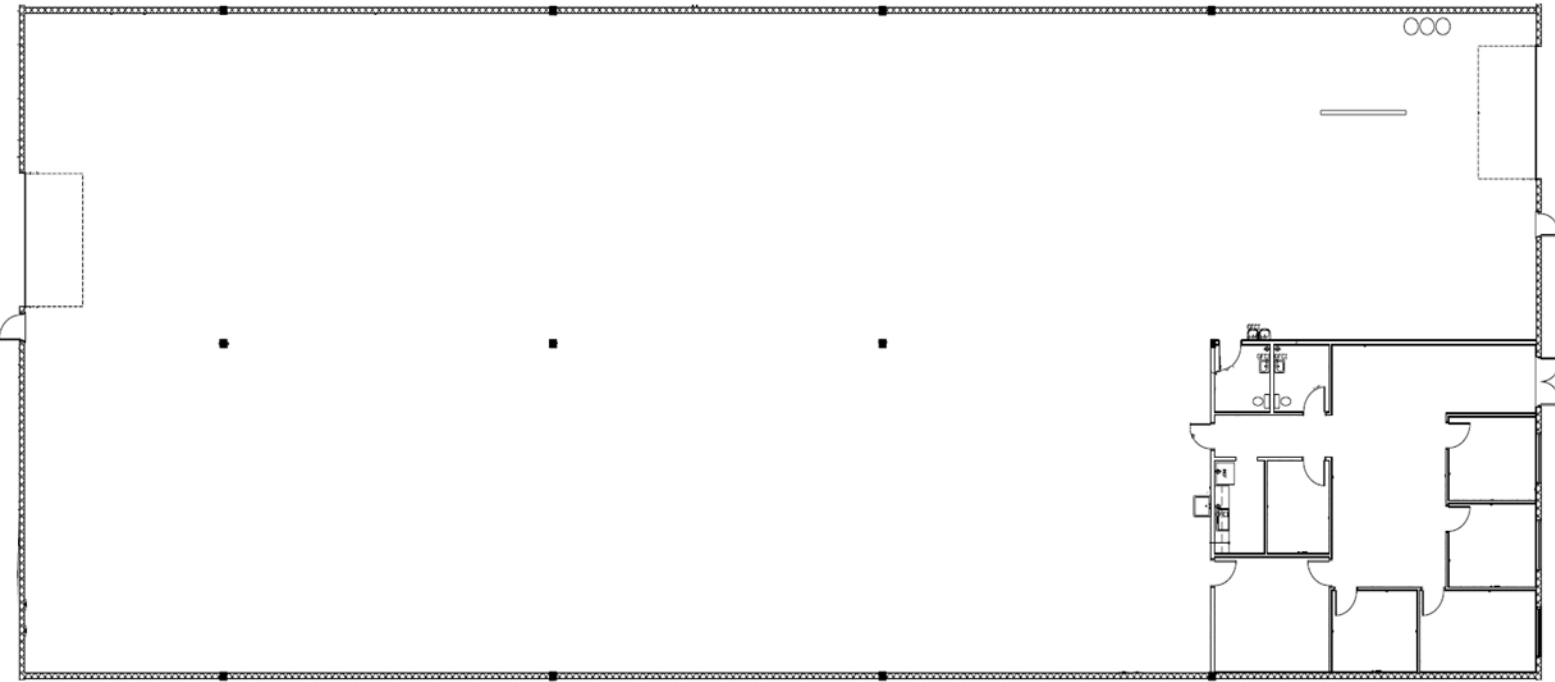
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Elisabeth Lazzara
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400 D – Floor Plan

AVAILABLE: 17,200 SF

LEASE RATE: \$12.50 PSF MG



Unit Highlights



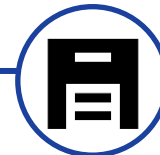
**Drive-Through
Capability**



**Power
400 Amps @ 480
Volts 3Phase**



**Floor Drains with
Triple Catch
Basins**



**Oversized DIDs
14'x16'**

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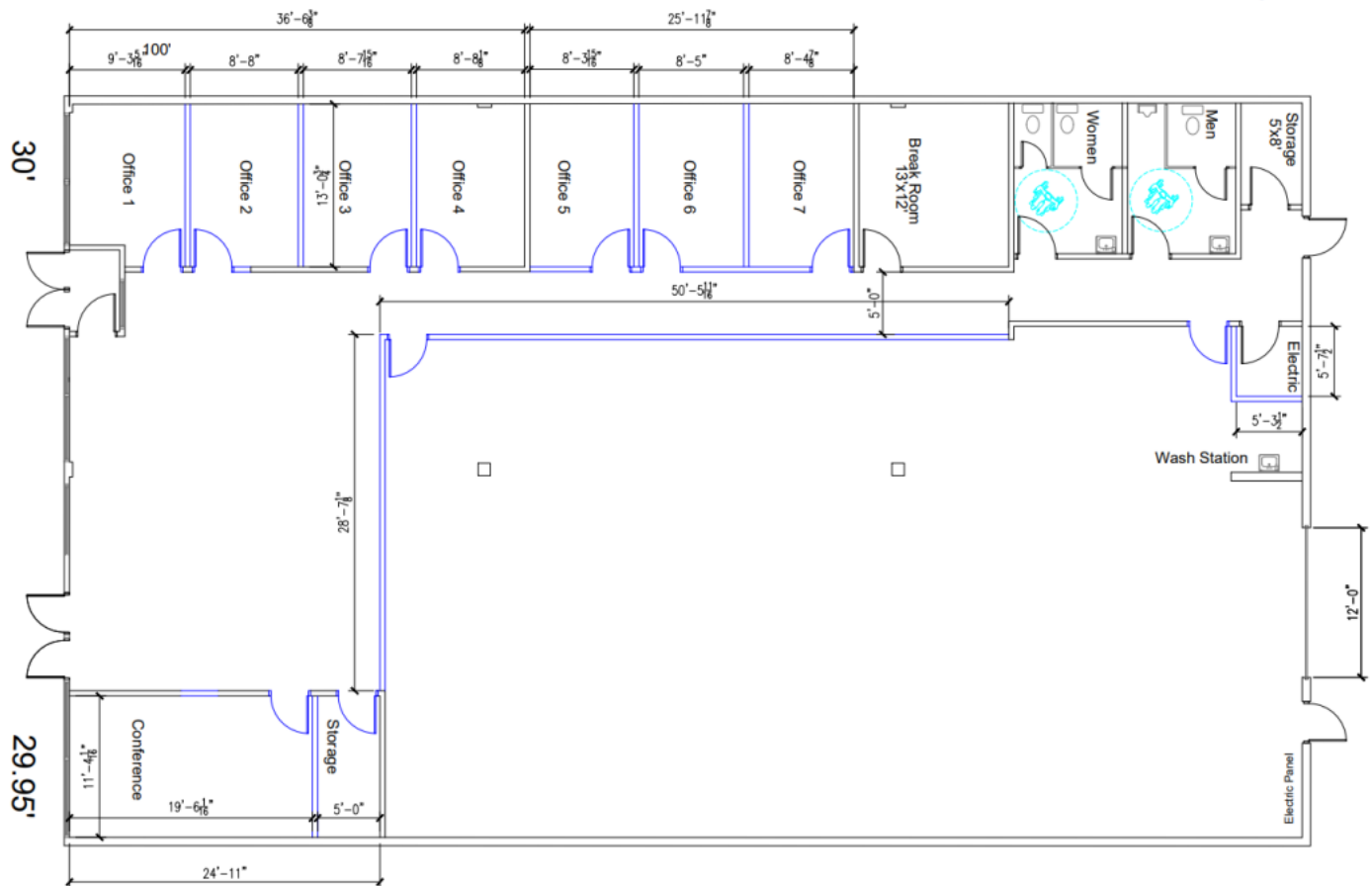
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420 AB – Floor Plan

AVAILABLE: 5,958 SF

LEASE RATE: \$13.50 PSF MG



Unit Highlights



Drive-In Door
12'x14'



Recently
Renovated



Ample
Parking

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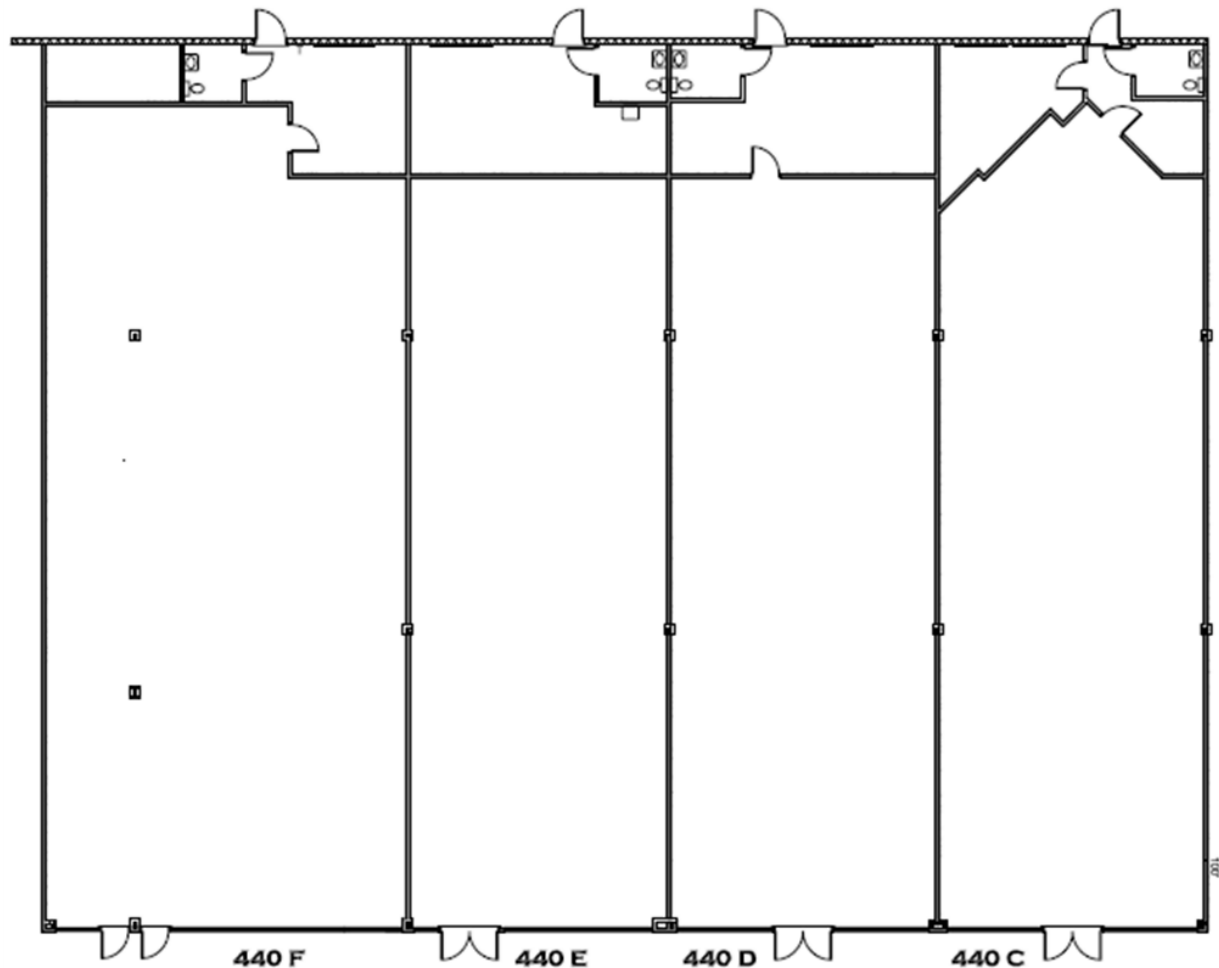
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440 C/D/E/F – Floor Plan

AVAILABLE: 12,930 SF

LEASE RATE: \$12.50 PSF MG



Unit Highlights



**Adequate
Loading**



**Very Broad
Use Potential**



**Ample
Parking**

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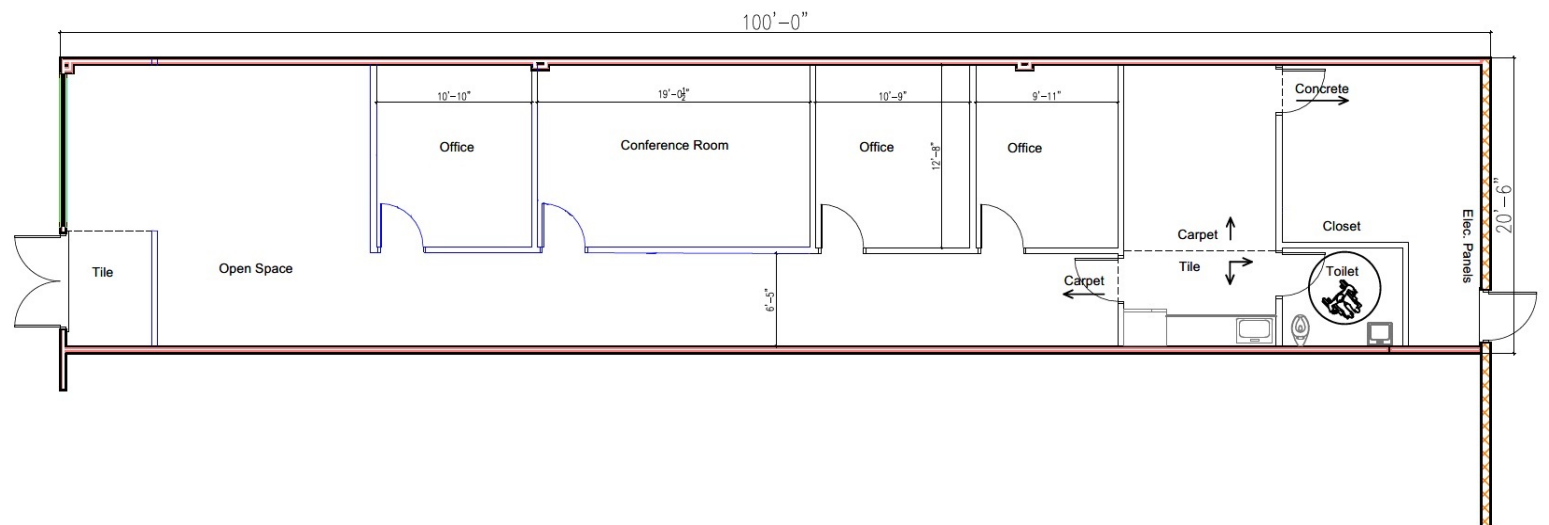
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440 G – Floor Plan

AVAILABLE: 2,070 SF

LEASE RATE: \$13.75 PSF MG



Unit Highlights



**Move-In
Ready**



**Very Broad
Use Potential**



**Ample
Parking**

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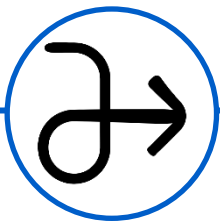
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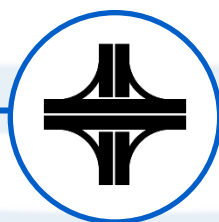
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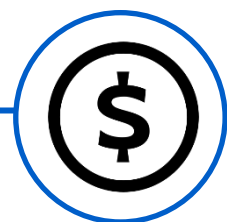
SCAN FOR MAP VIEW



**Minutes from I-90 Full
Interchange**



I-90 Exposure



**Low Kane County
Property Taxes**

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