

# SHORT TERM OVERFLOW WAREHOUSE SPACE NOW AVAILABLE! NEW CONSTRUCTION!

740 Church Rd, Elgin IL



**+/-5,000 - 10,000 SF**  
SPACE AVAILABLE

## PROPERTY HIGHLIGHTS

- **Ceiling Clearance: 14'-16' clear**
- **Access to 2 interior docks and 1 Drive in Door**
- **Pricing: Subject to Offer**
- **Logistics and Warehouse Services also available!**
- **Flexible opportunity to lease newly constructed warehouse space short term**
- **Immediate proximity to full Interchange of Rt 31 and I-90.**
- **Rare size available in Elgin available immediately**

**MICHAEL HAWRYLUK**

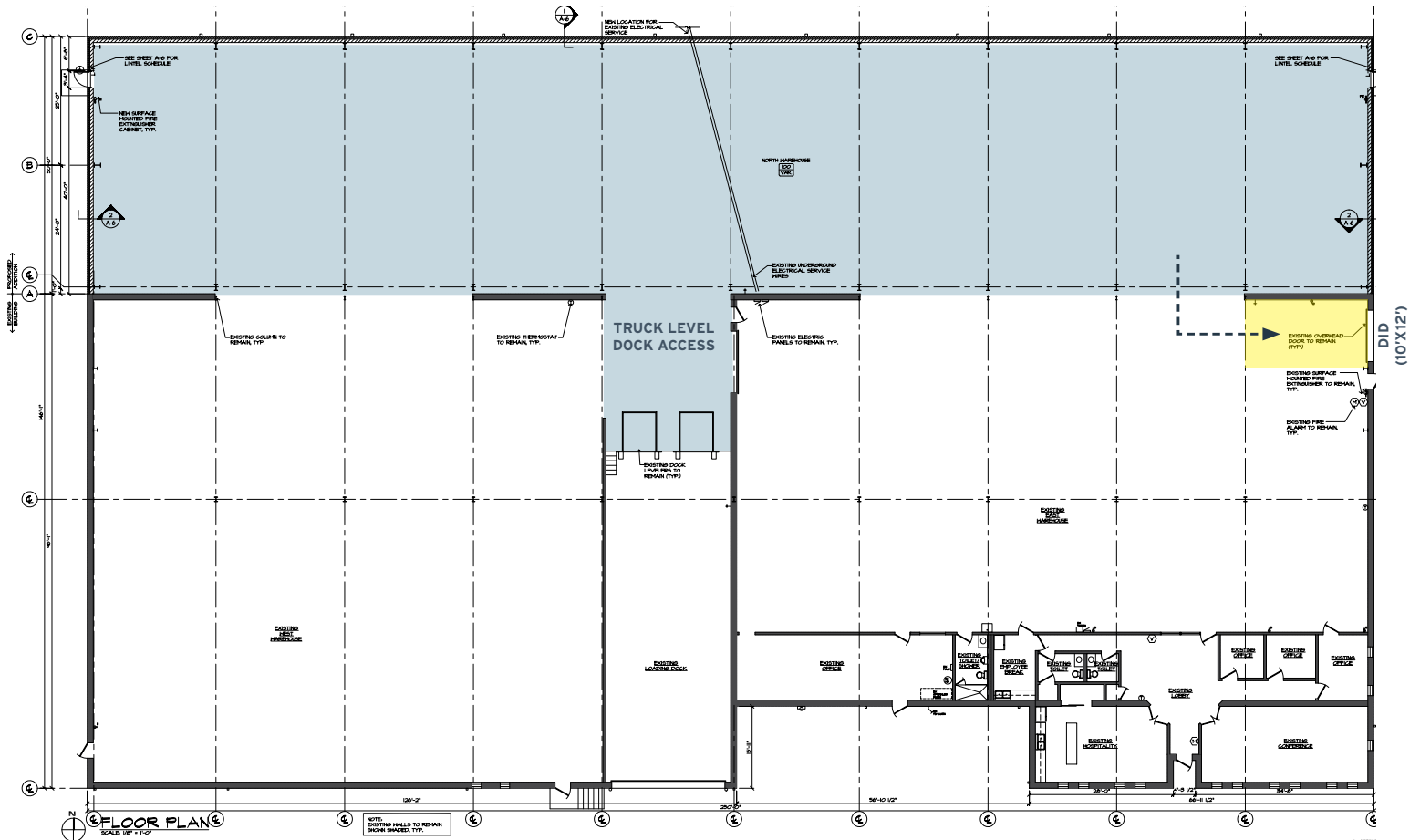
Managing Broker

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# FOR LEASE

740 Church Rd, Elgin



**STRATEGIC CENTRAL CHICAGO LAND  
LOCATION TO SERVICE ALL MAJOR  
CORRIDORS WITHOUT CONGESTION**

**EXTENSIVE LEVELS OF LABOR  
WITHIN IMMEDIATE PROXIMITY**

**30  
MILES**

TO I-39

**39  
MILES**

TO ROCKFORD  
INT'L AIRPORT

**8+  
MILLION**

POPULATION WITHIN  
40 MILES

**80+  
MILLION**

POPULATION  
WITHIN 1 DAY  
DELIVERY AREA



UP TO 15% LOWER  
WAGES THAN  
SURROUNDING  
COUNTIES



40% OF LOCAL  
SKILLED LABOR  
HOLDS A COLLEGE  
DEGREE

**9**

MAJOR  
EXPRESSWAYS  
WITHIN 35 MILES

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