



404 NEBRASKA

404 W. NEBRASKA ST.
ELBURN, ILLINOIS

Build-to-Suit Site **For Sale**

24.44 ACRES

of Total Land Available Across
Three Facility Site Plans

ROUTE 47

In Direct Proximity to
Route 47 (Main St.)

BUILD-TO-SUIT

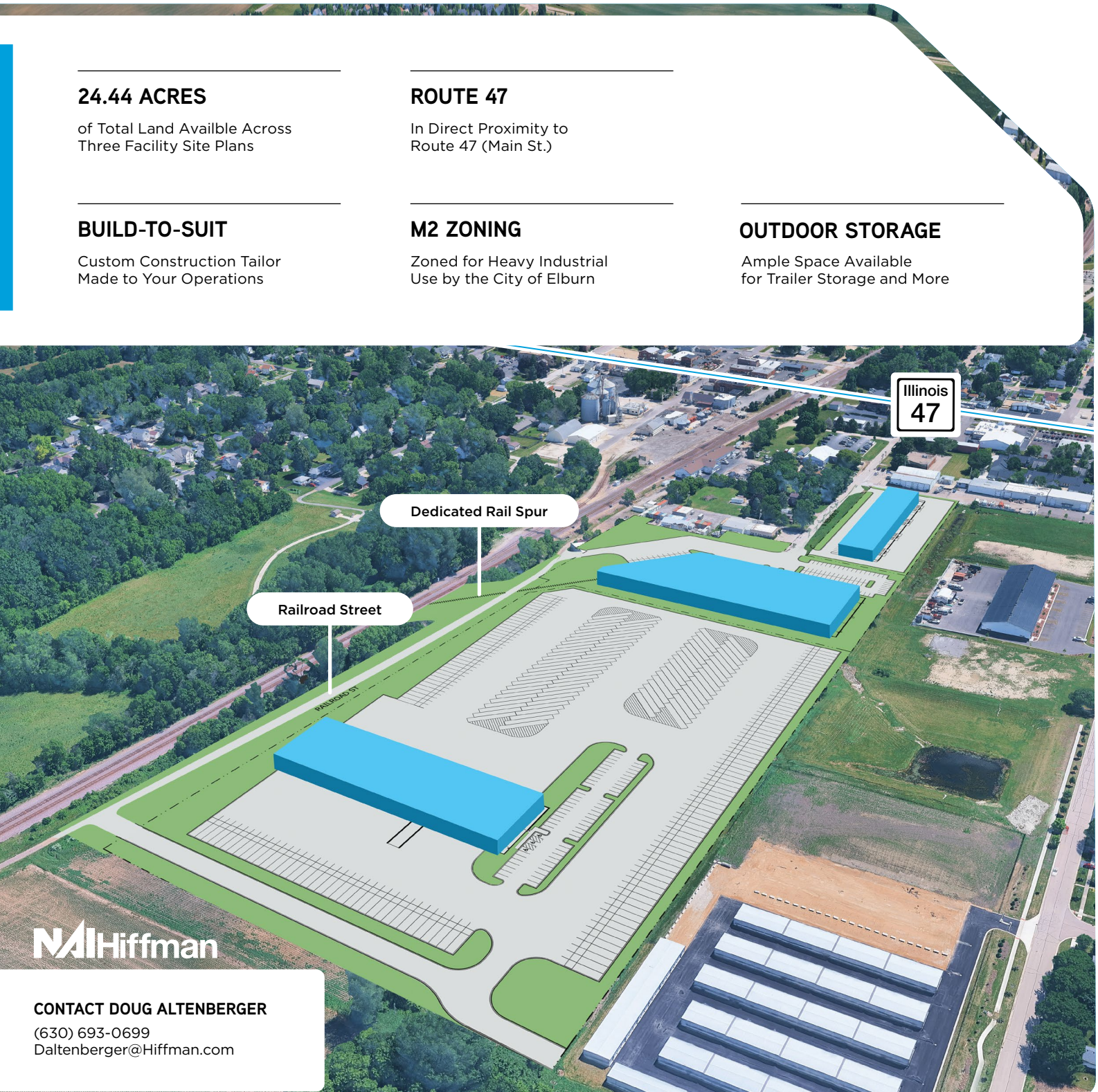
Custom Construction Tailor
Made to Your Operations

M2 ZONING

Zoned for Heavy Industrial
Use by the City of Elburn

OUTDOOR STORAGE

Ample Space Available
for Trailer Storage and More



NAIHiffman

CONTACT DOUG ALTENBERGER

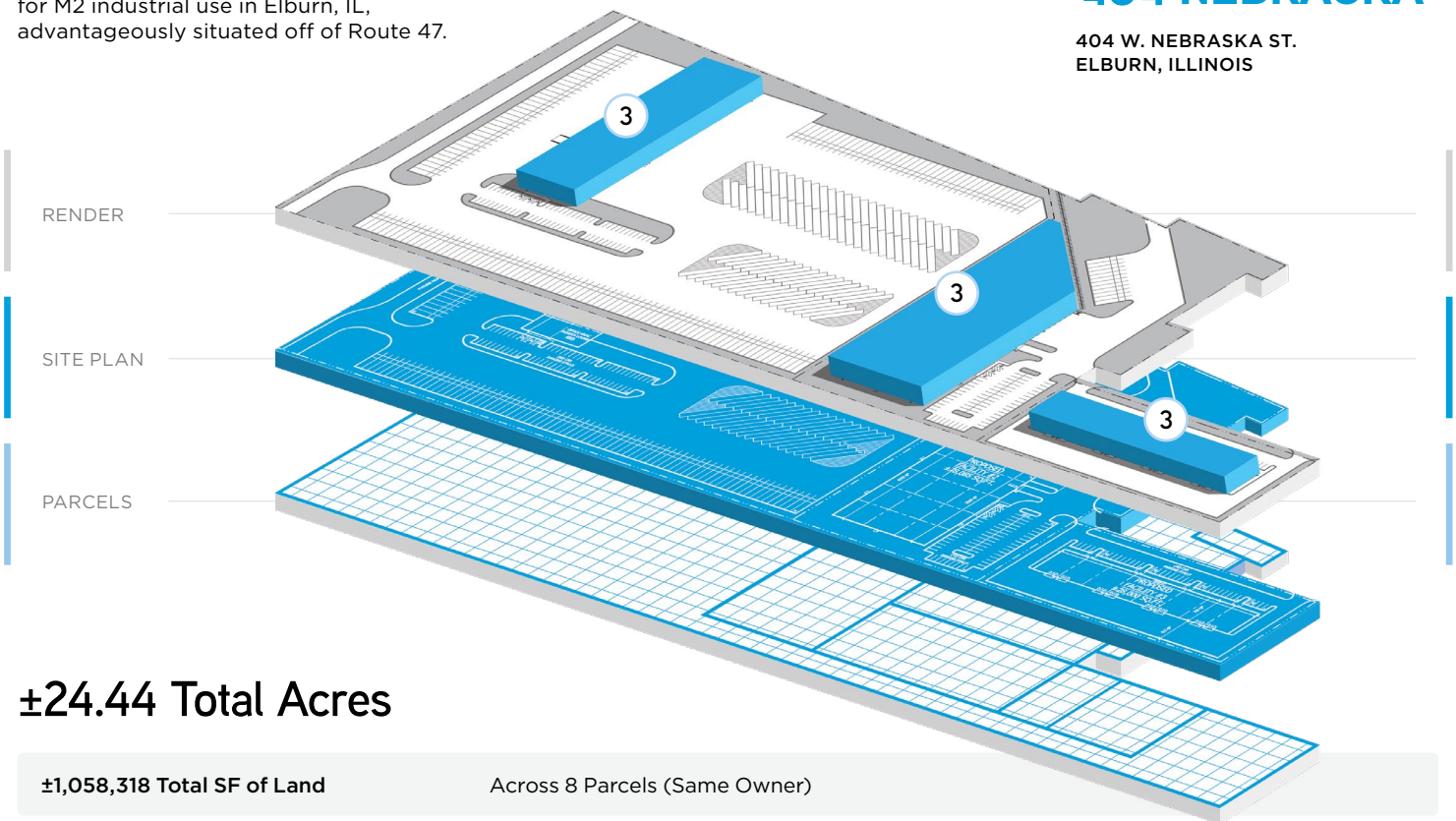
(630) 693-0699

Daltenberger@Hiffman.com

404 Nebraska is a 24.44 Acre lot zoned for M2 industrial use in Elburn, IL, advantageously situated off of Route 47.

404 NEBRASKA

404 W. NEBRASKA ST.
ELBURN, ILLINOIS



±24.44 Total Acres

±1,058,318 Total SF of Land

Across 8 Parcels (Same Owner)

Combined 154,085 SF of Facility

Across Facilities 1 - 3

Build-to-Suit Construction

Custom Built for Your Operational Needs

Outdoor Storage Available

Ample Space Available for Trailer Storage and More



On-Site Facilities

Accessible Facilities On-Site
Including Sewer and Water



Dedicated Rail Spur

Direct and Efficient Railroad Access
with Three Dedicated Rail Docks



M2 Industrial Zoning

Zoned for Heavy Use Offering Optimal Use
for a Large Variety of Industrial Categories



Interstate 88

Accessible within a 10 Minute Drive
(5.5 Mile Distance)





Key Destinations Distances and Times

LOCATION	DISTANCE	APPROX. DURATION
Route 47	0.4 Miles	2 Minutes
Route 38	1.2 Miles	5 Minutes
Route 64	3.9 Miles	10 Minutes
I-88 Expressway	5.5 Miles	10 Minutes
Downtown Elburn	0.5 Miles	2 Minutes

LOCATION	DISTANCE	APPROX. DURATION
Elburn Metra Stop	2.7 Miles	10 Minutes
DeKalb Airport	15.8 Miles	25 Minutes
DuPage Airport	13.8 Miles	25 Minutes
Aurora Airport	10.9 Miles	15 Minutes
Downtown Chicago	46.6 Miles	1 Hour 11 Minutes