

FOR LEASE

Owned and Operated by  **LINK**

300 AIRPORT ROAD

Elgin, IL | FOX RIVER BUSINESS CENTER

40,873 SF

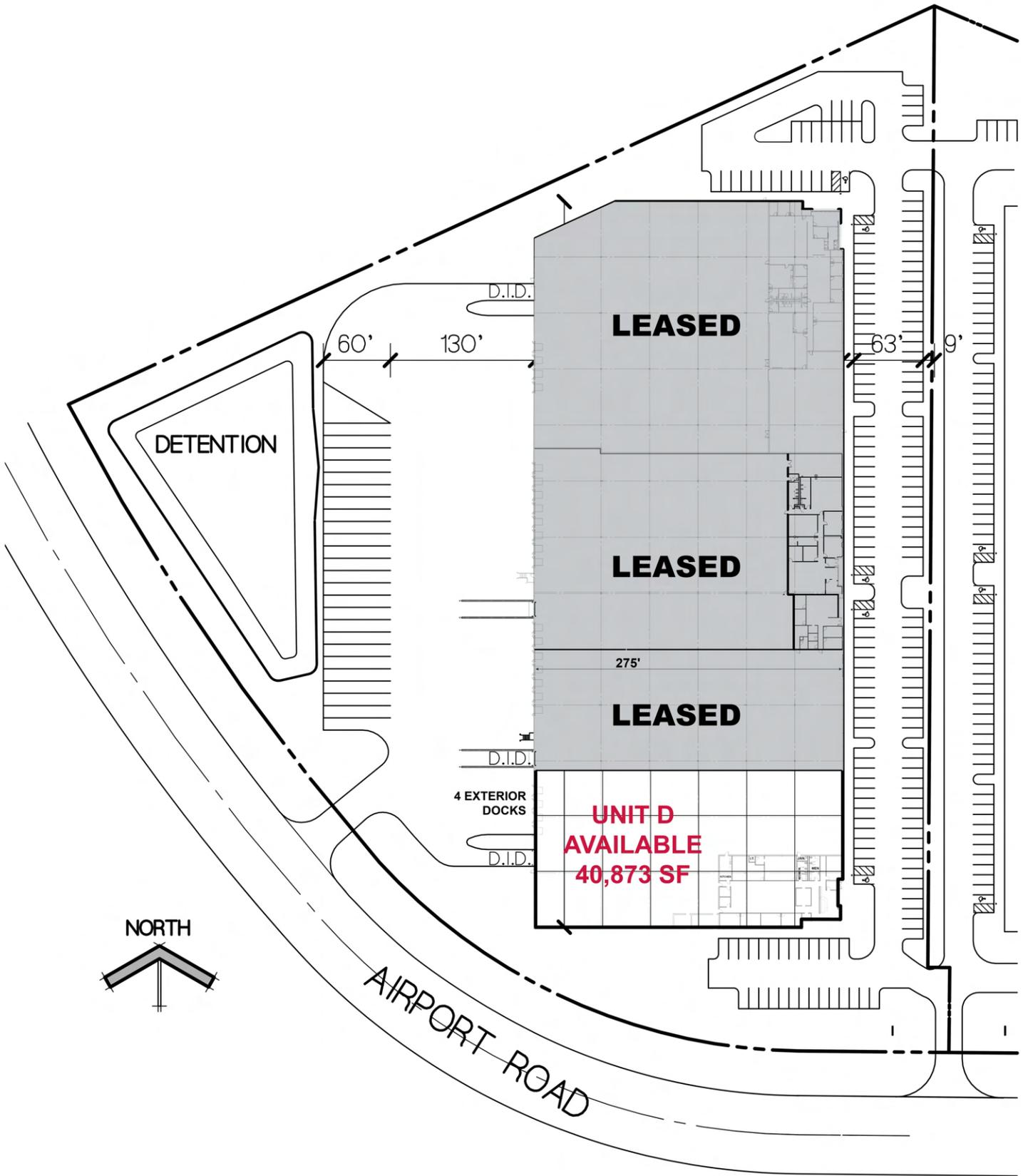


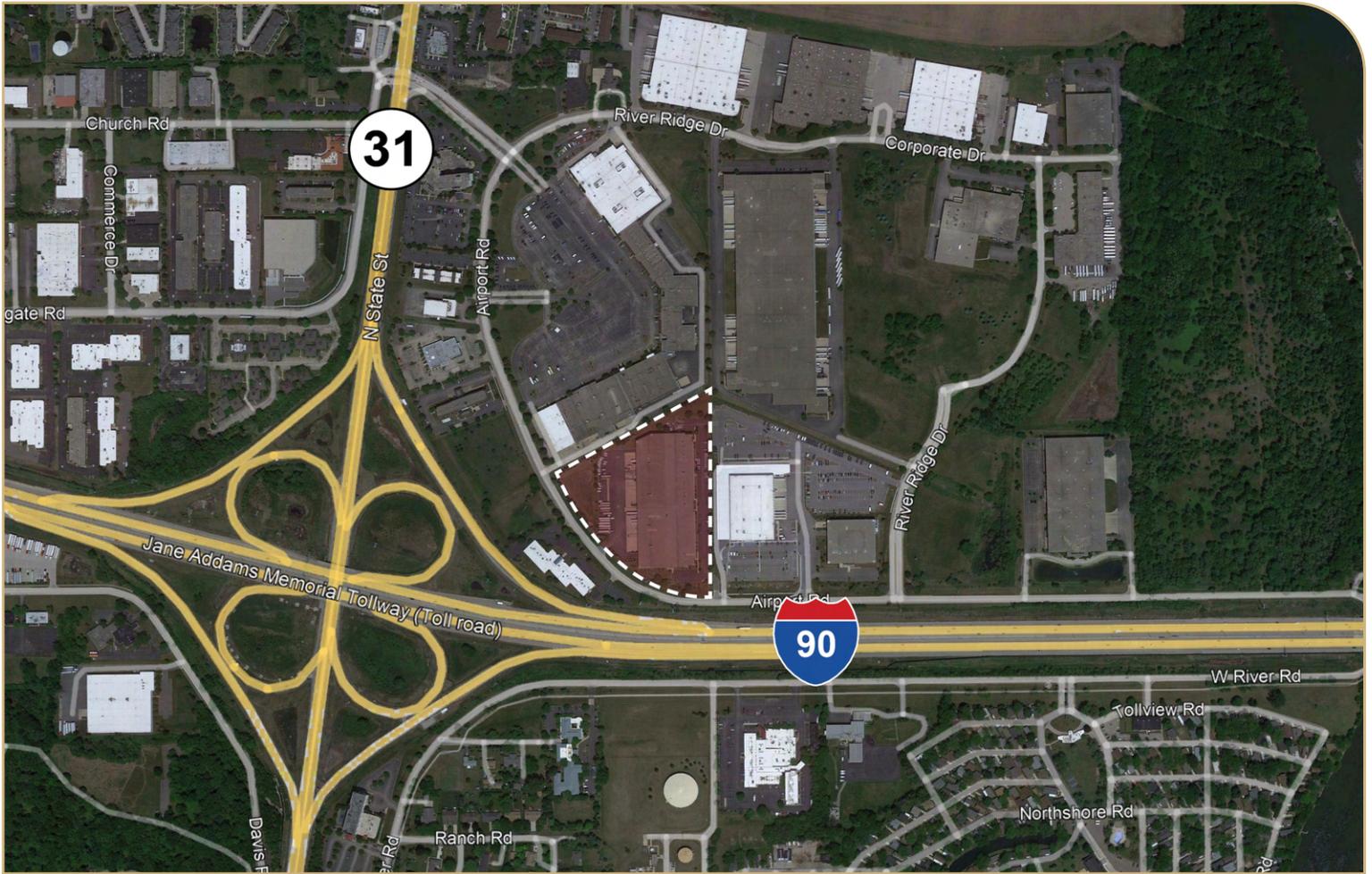
**LEASING INFO
& CONTACT**

| | |
|---|---|
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 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

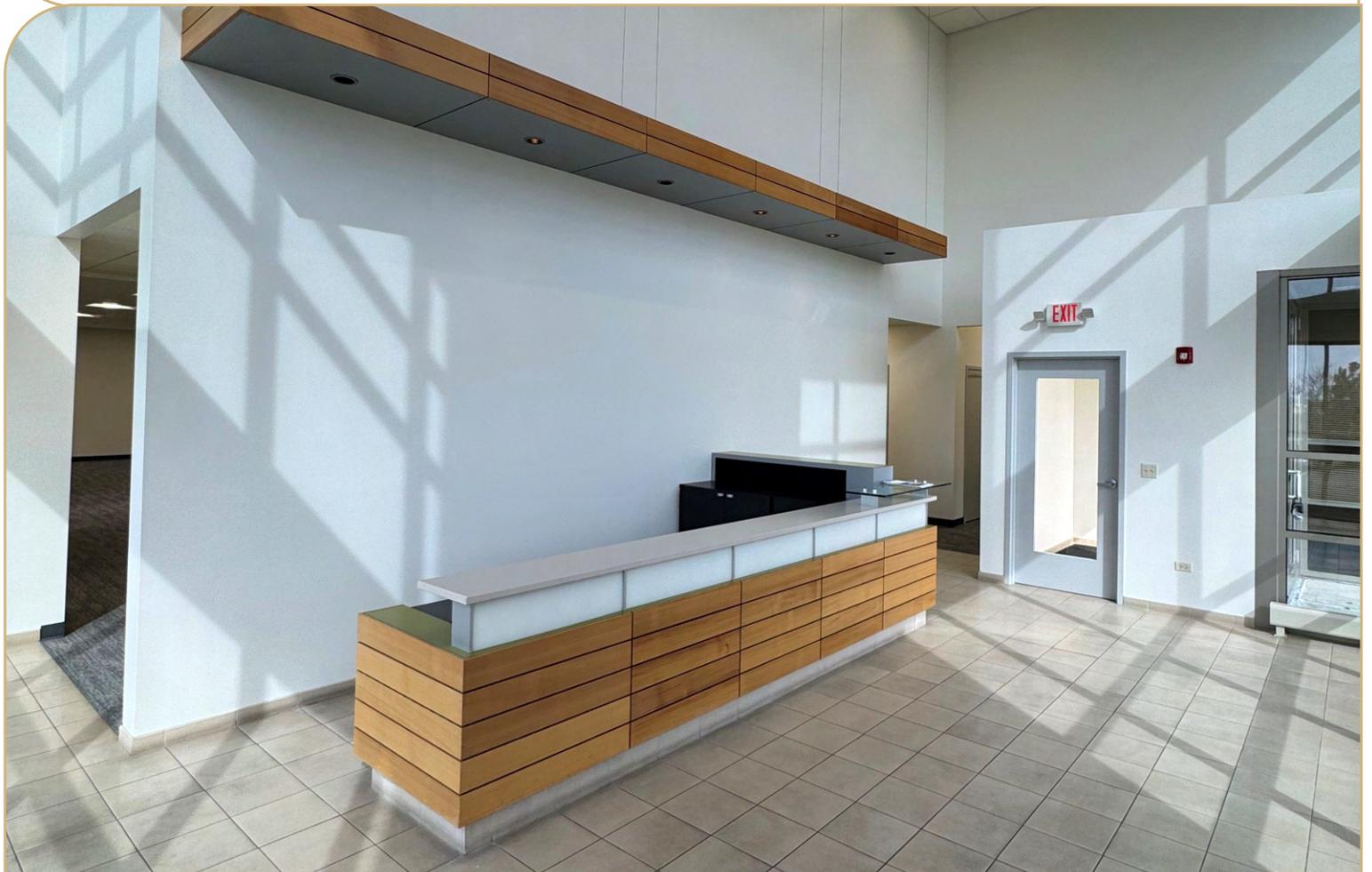
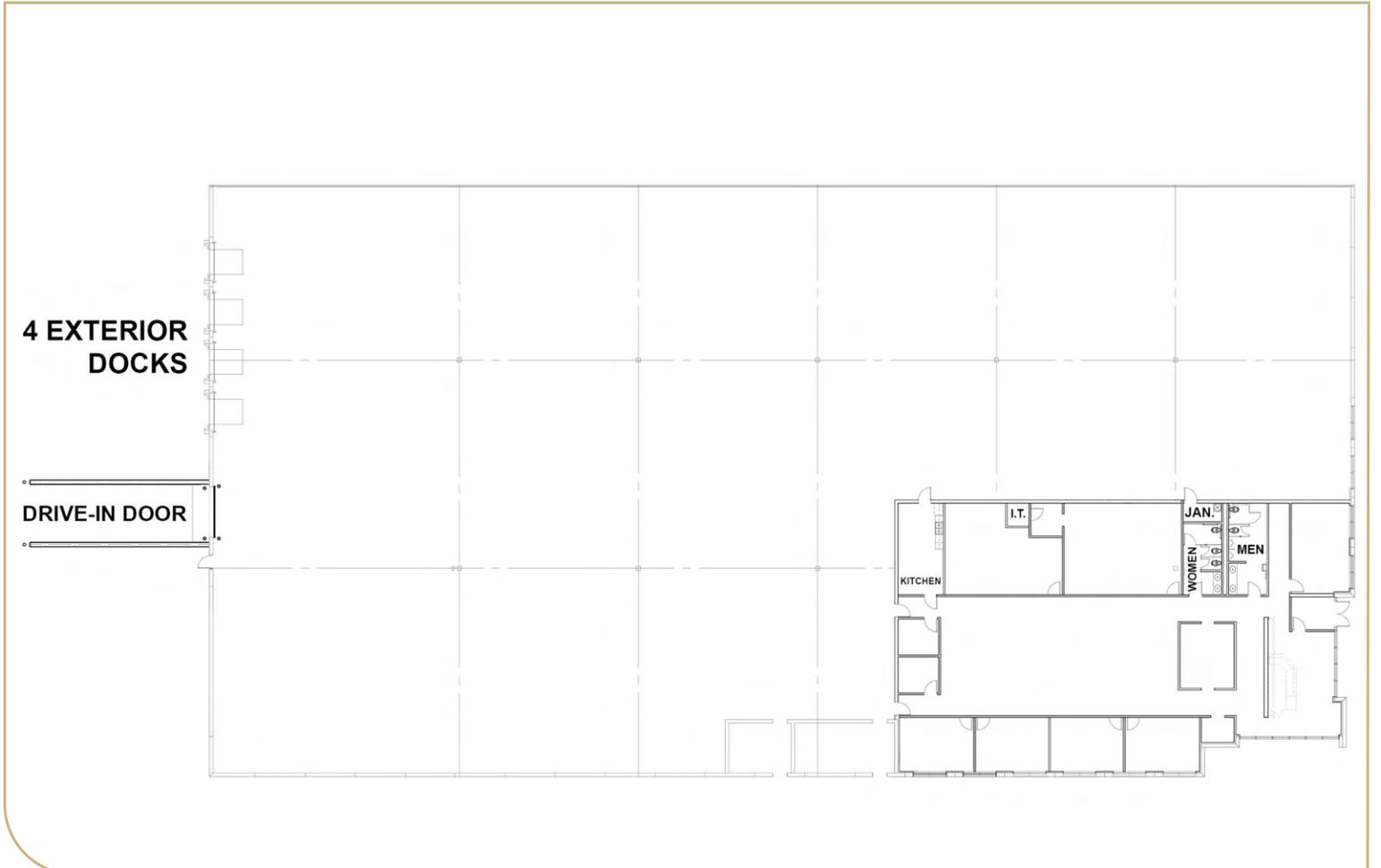




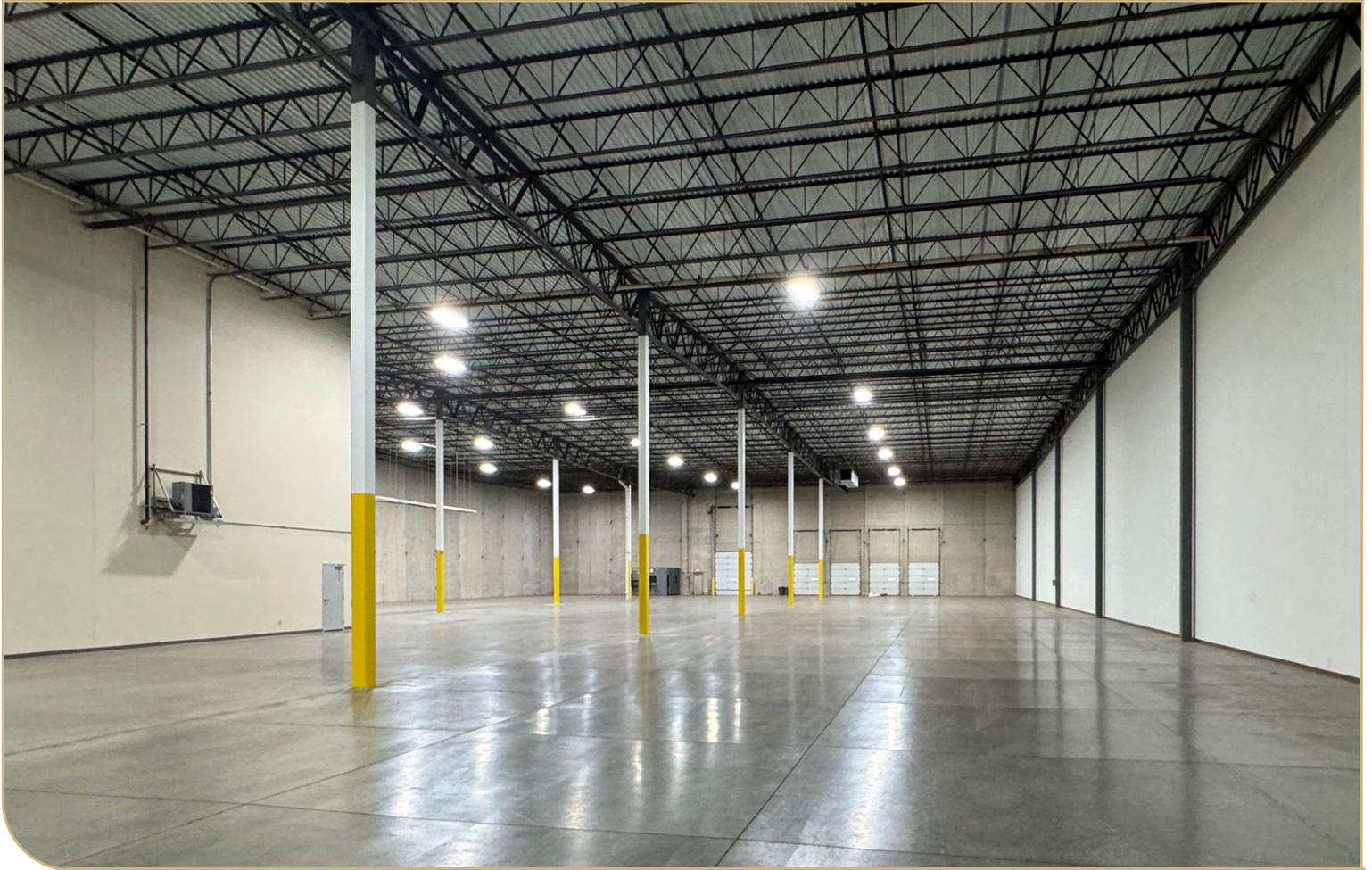
BUILDING SPECIFICATIONS

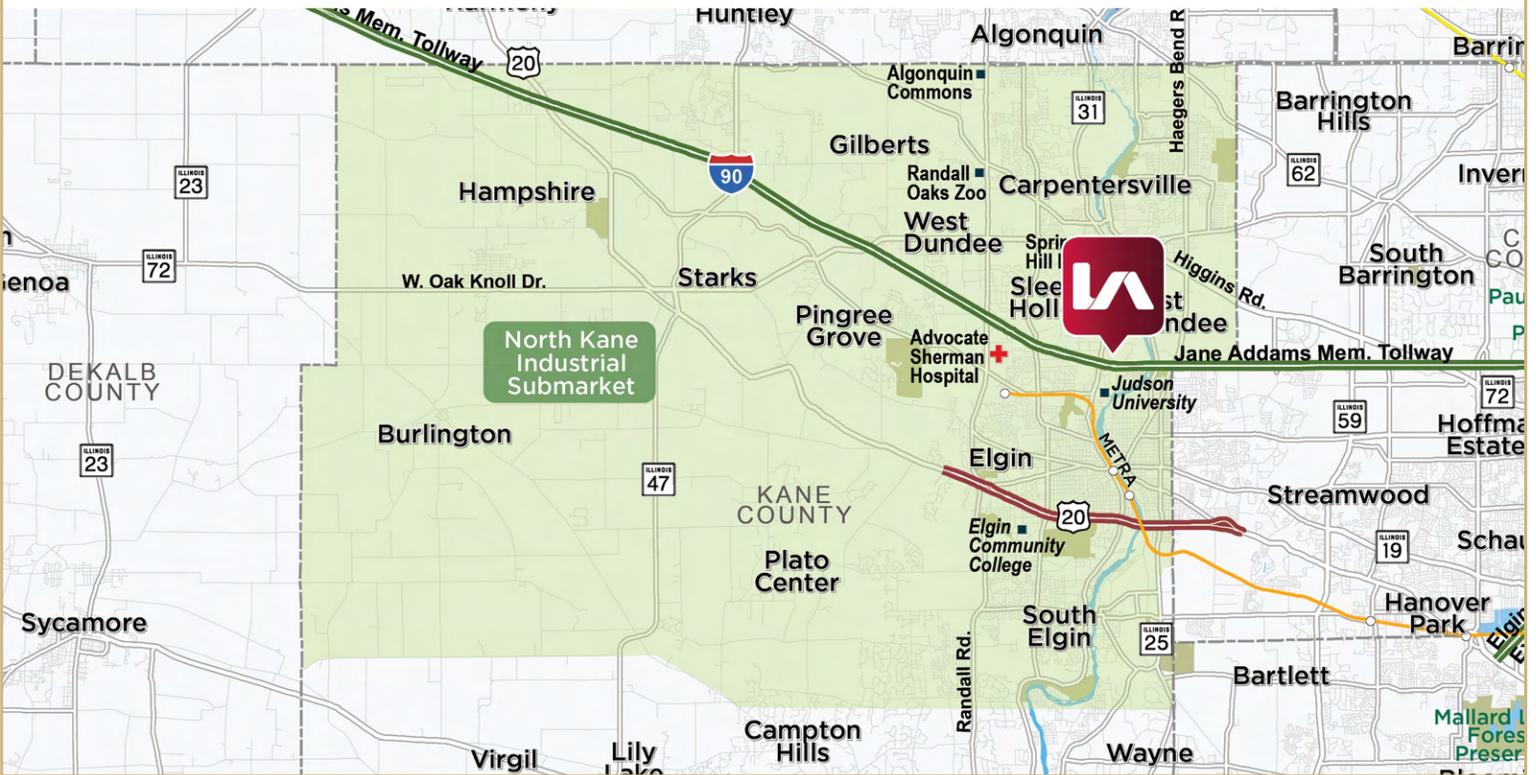
| | |
|------------------|---|
| Building Size | 176,799 SF |
| Available | 40,873 SF (Unit D) |
| Office Area | 5,132 SF (or to suit) |
| Bay Size | 43' x 50' (60' staging bay) |
| Sprinkler | ESFR |
| Clear Height | 30' |
| Building Parking | 187 car parking stalls |
| Unit Parking | Pro rata share |
| Loading | 4 exterior docks / 1 drive-in door (expandable) |

| | |
|------------------|--|
| Power | 400A @ 277/480V |
| Trailer Parking | Available |
| Possession | Immediate |
| OPEX (2025 Est.) | <ul style="list-style-type: none"> • Taxes: \$2.17 PSF • Insurance: \$0.08 PSF • CAM: \$0.51 PSF • Property Management: 3% of gross rent |
| Lease Rate | Subject to Proposal |









HIGHLIGHTS

- High-image facility with tollway visibility
- Extremely well maintained
- Located at 4-way interchange of I-90 & Route 31
- Excellent area amenities with restaurants, hotels, fuel and shopping
- Institutionally owned with professional property management
- Rare opportunity to secure trailer parking