

For Sublease

1717 Gifford Road
Elgin, IL

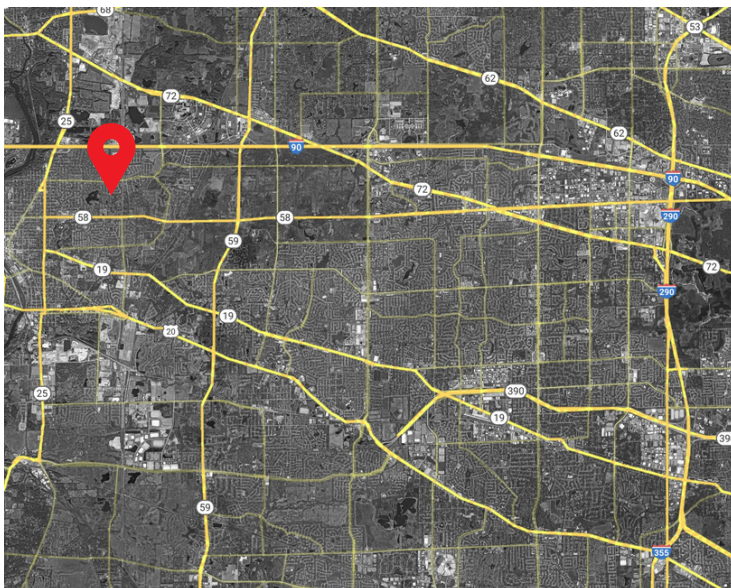


Location

- 15 minutes to I-90
- 22 minutes to I-355
- 25 minutes to I-290

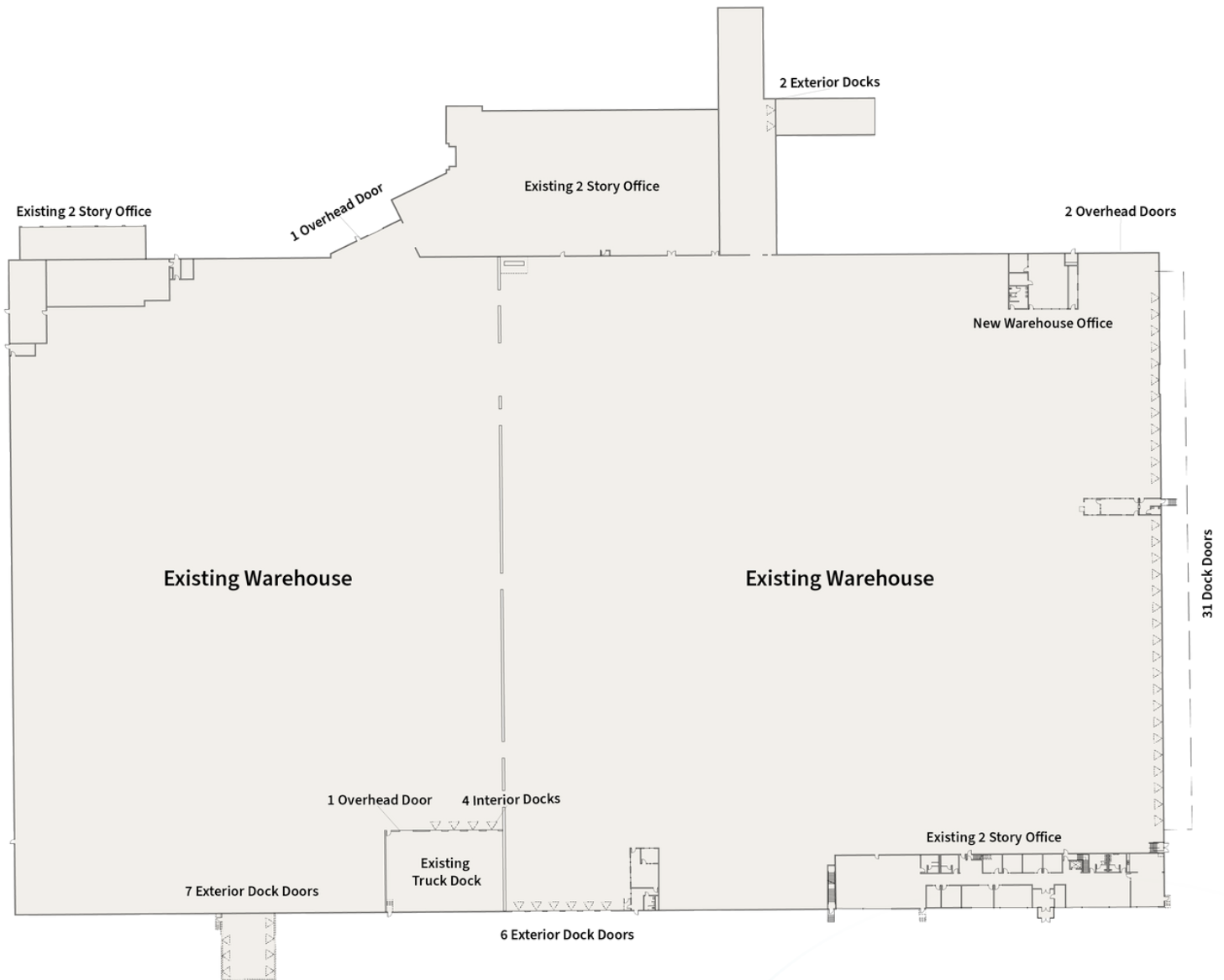
Advantages & Amenities

- New lighting
- Power distribution throughout
- Abundant labor in the immediate area
- **Available now**
- **Lease expires June 30, 2028**



Acres	20.50
Square feet	442,601 SF
Office	6,000 SF newly remodeled 2-story office + 11,000 SF Tech Center
Clear height	26'6"
Docks	46 exterior 4 interior
Drive-in doors	3
Trailer stalls	80
Car stalls	100 (Expandable)
Power	18,000 amps, 480 volts
Sprinkler	Wet
Rate	\$3.95/base for balance of 2025

Floorplan



442,601

Available square feet

6,000

Square feet office

26'6"

Clear height

50

Loading docks:
46 Ext.; 4 Int.

3

Drive-in doors

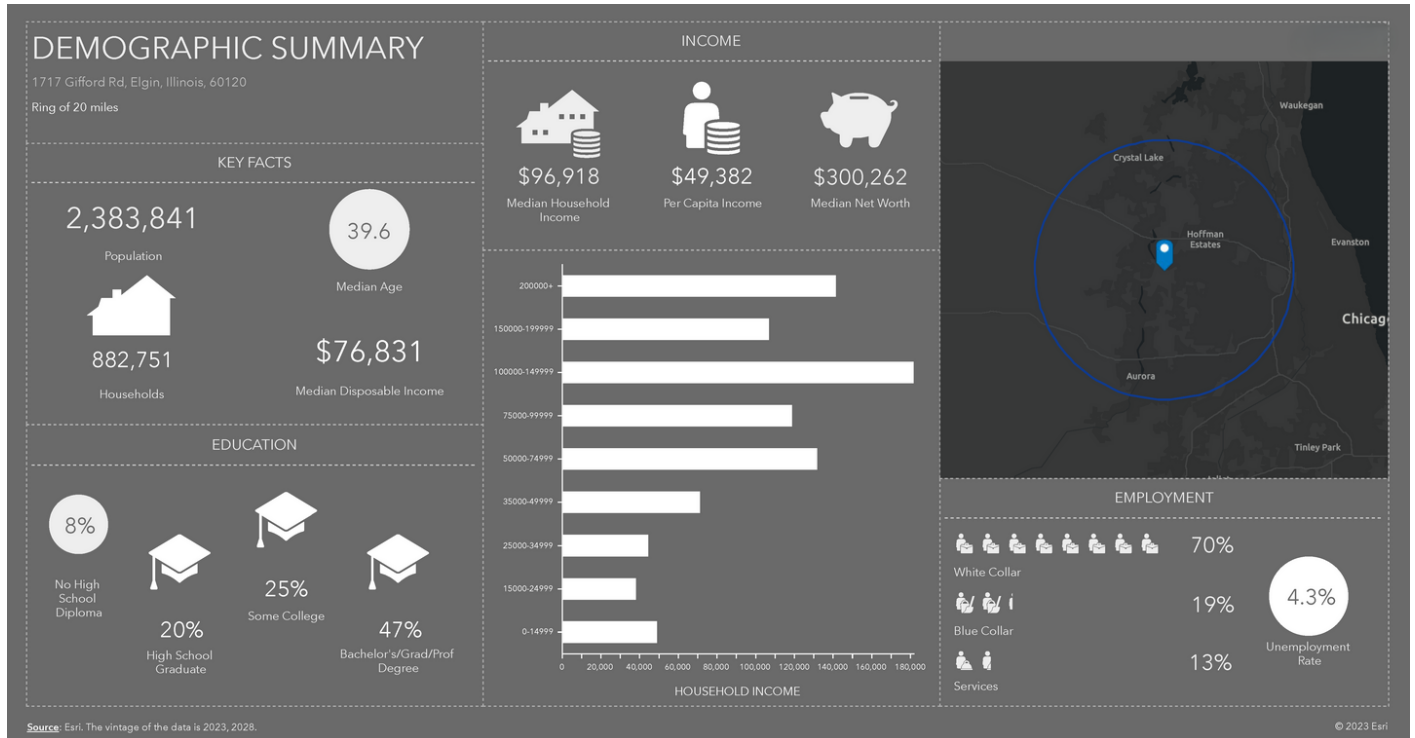
80

Trailer stalls

18,000

Amps power

Local demographics



2,383,841

People within 20 miles

882,751

Households within 20 miles

\$96,918

Median household income





JLL

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