



57,708 SF
For Lease

Spec Office
Complete!



1120 Tollgate Road

Elgin, Illinois 60123

PROPERTY SPECIFICATIONS

- Available Size: 57,708 SF
- Building Size: 189,530 SF
- Office Size: 3,147 SF new spec
- Ceiling Height: 32' clear
- Loading Docks: 15 exterior
- Car Parking: 69 spaces
- Trailer Parking: 18 positions
- Column Spacing: 54' x 55' (60' Speed Bay)
- Lease Rate: Subject to Offer

HIGHLIGHTS

- Rare opportunity to occupy Class A Industrial space with I-90 Frontage
- Nearly 1,200' of highway frontage along I-90 (106,014 vehicles per day)
- Immediate access to I-90 via Rt. 31 (4-way interchange)
- 26 minutes to O'Hare International Airport
- Located in business-friendly city of Elgin
- Heavy trailer parking with ability to be secured

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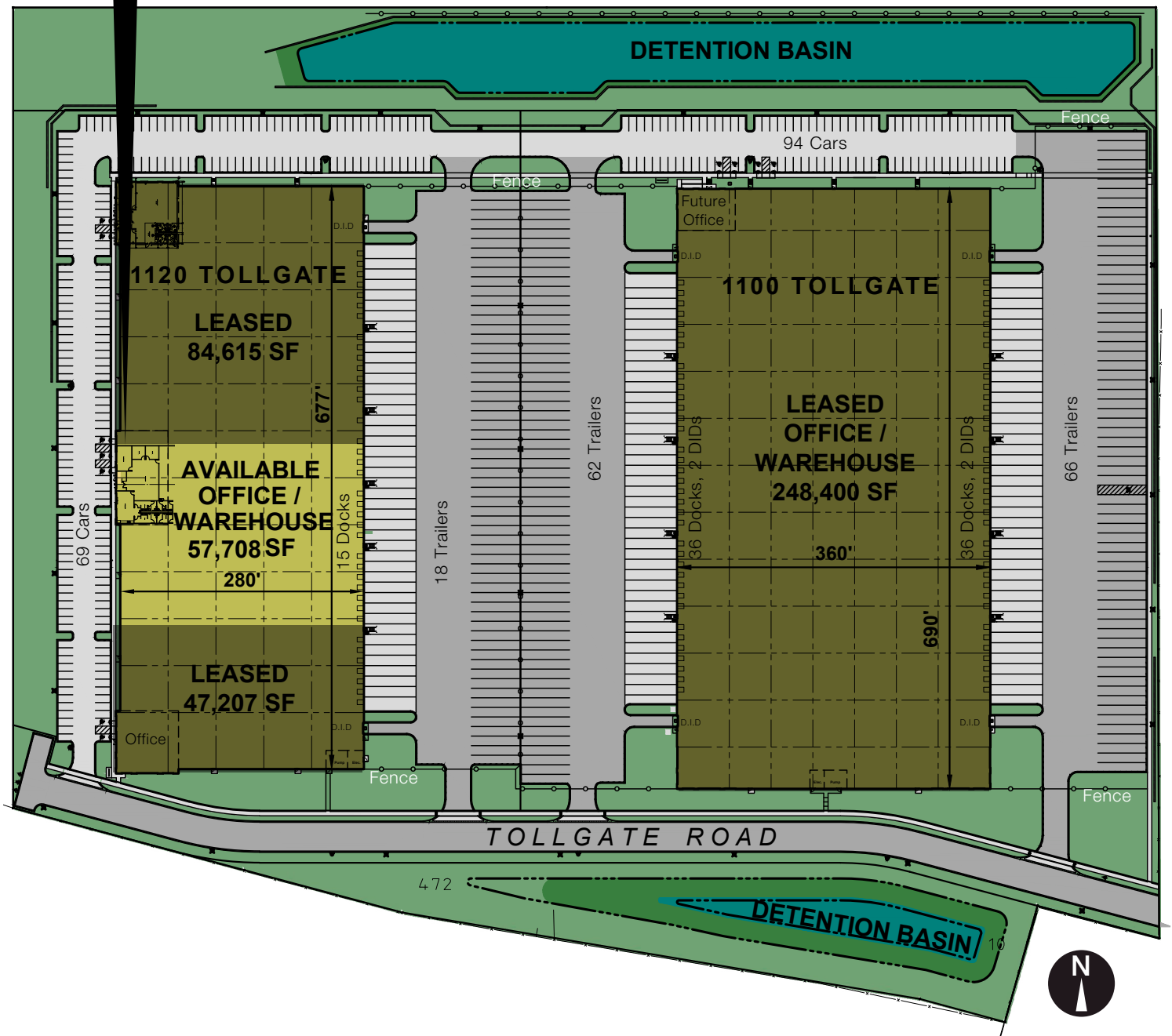
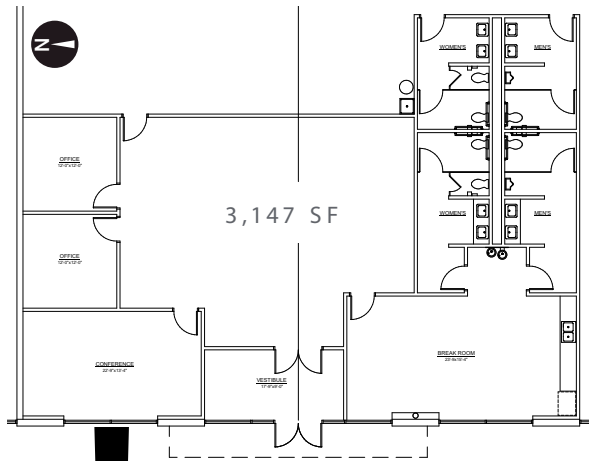
One Oakbrook Terrace, Suite 400

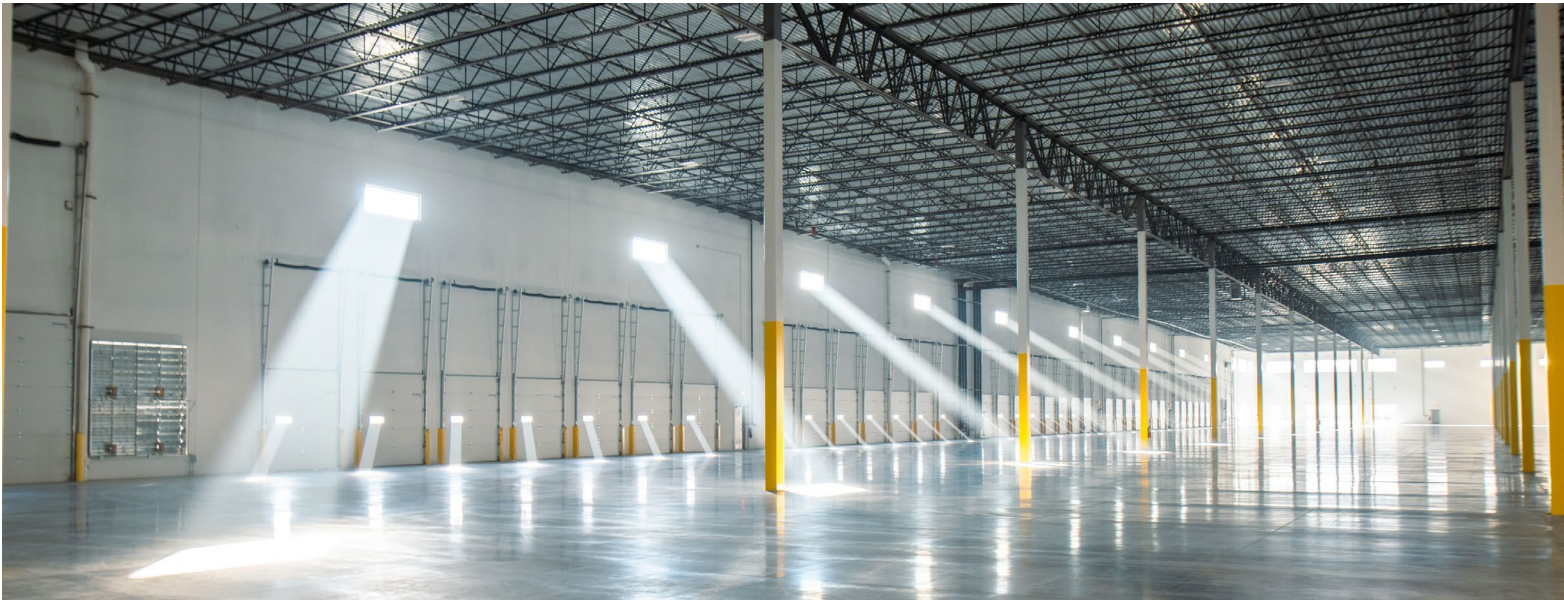
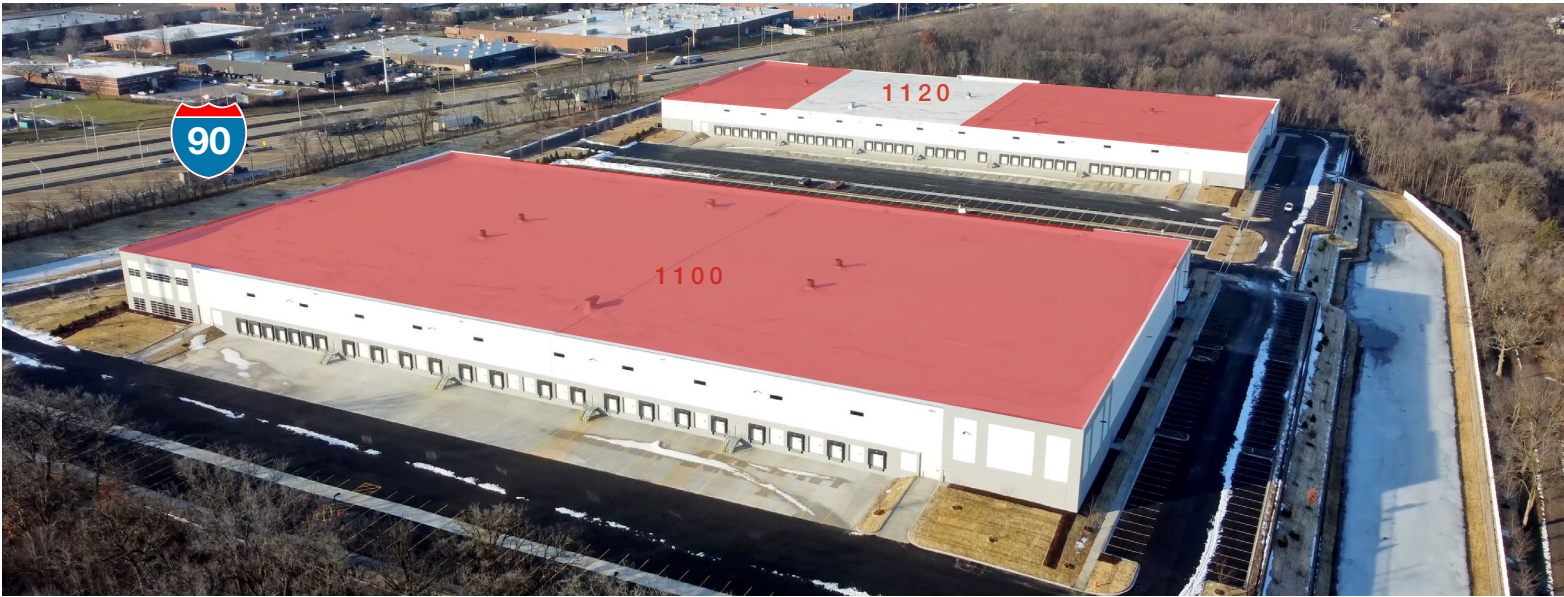
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SPECULATIVE OFFICE UNDER CONSTRUCTION





2025 DEMOGRAPHICS

ESTIMATES BASED ON A 10-MILE RADIUS



498,801

TOTAL POPULATION



\$117,639

AVERAGE HOUSE-
HOLD INCOME



392,155

LABOR FORCE



25.0%

BACHELOR
DEGREE+

NOTABLE DISTANCES

MAJOR ARTERIES / INTERSTATES

I-90 Expressway	1.5 miles, 4 minutes
Randall Road	3.9 miles, 7 minutes
I-390 (Elgin Bypass)	13 miles, 28 minutes
I-290 Expressway	15.5 miles, 16 minutes
I-88 Expressway	21.9 miles, 46 minutes
I-80 Expressway	60.7 miles, 50 minutes

DESTINATIONS

O'Hare International Airport	26.2 miles, 26 minutes
Chicago Business District	39.5 miles, 35 minutes

VEHICLES PER DAY

I-90 Expressway South of Site	106,014
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