

139,840 SF & 184,140 SF AVAILABLE FOR SALE / LEASE

RANDALL CORPORATE CENTER - SOUTH

RANDALL ROAD & BIG TIMBER ROAD, ELGIN, ILLINOIS 60123



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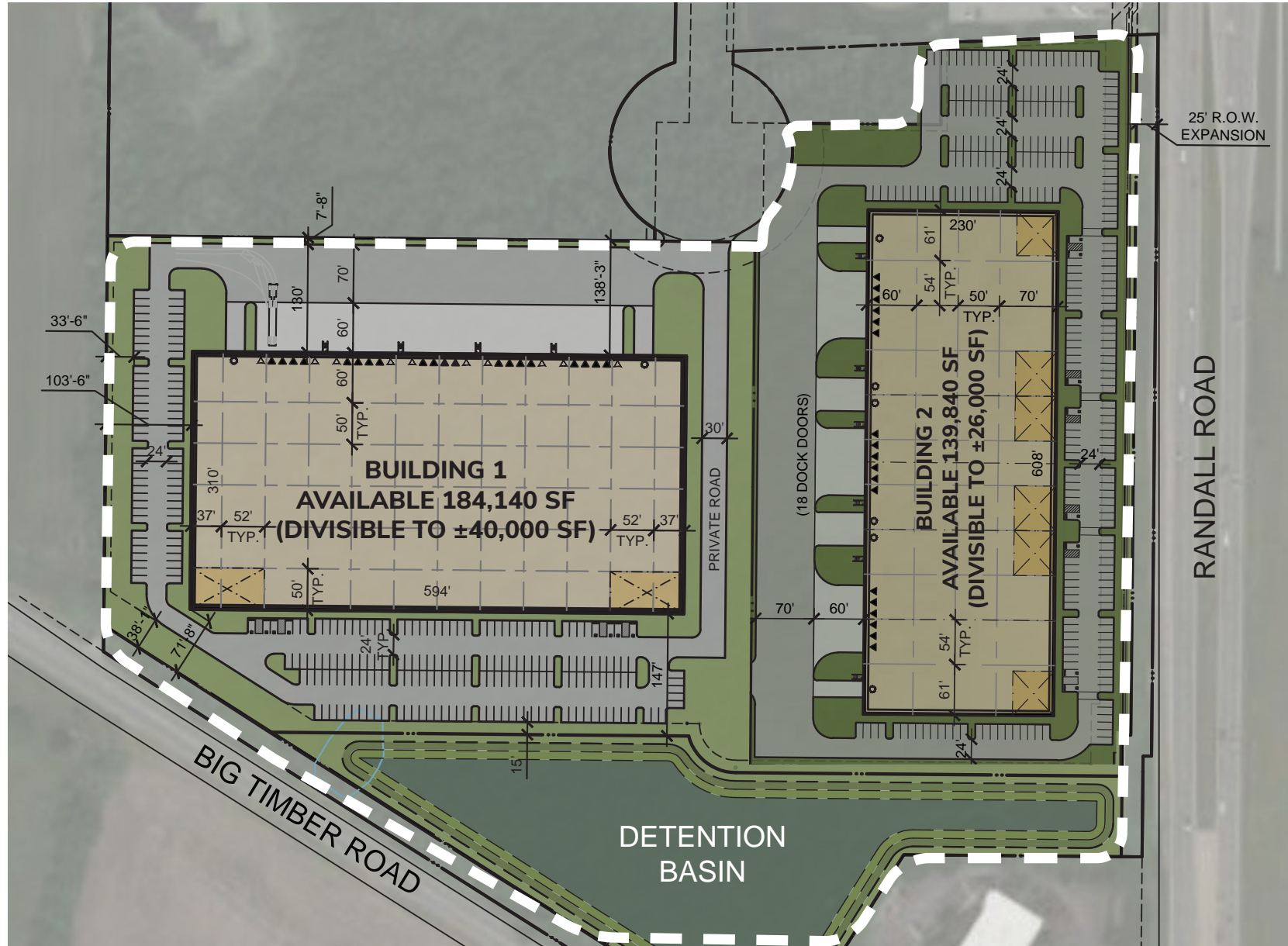
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AVAILABLE FOR SALE / LEASE

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BUILDING 1 SPECIFICATIONS:

BUILDING SIZE:	184,140 SF
MINIMUM DIVISIBLE:	±40,000 SF
OFFICE:	To suit
SITE SIZE:	22.97 acres
CLEAR HEIGHT:	32' (or to suit)
LOADING:	<ul style="list-style-type: none">▪ Twenty (20) exterior truck level docks (expandable to 30)▪ 2 drive-in doors
SPRINKLER:	ESFR system
AUTO PARKING:	250 spaces
POWER:	2,000A (or to suit)
BAY SIZES:	50' x 52' (typical) with 60' speed bays
TAXES:	\$1.65 PSF (estimate at full occupancy)
PRICING:	Subject to proposal

BUILDING 2 SPECIFICATIONS:

BUILDING SIZE:	139,840 SF
MINIMUM DIVISIBLE:	±26,000 SF
OFFICE:	To suit
SITE SIZE:	22.97 acres
CLEAR HEIGHT:	32' (or to suit)
LOADING:	<ul style="list-style-type: none">▪ Eighteen (18) exterior truck level docks (expandable)▪ 6 drive-in doors
SPRINKLER:	ESFR system
AUTO PARKING:	264 spaces
POWER:	2,000A (or to suit)
BAY SIZES:	50' x 54' (typical) with 60' speed bays
TAXES:	\$1.65 PSF (estimate at full occupancy)
PRICING:	Subject to proposal



HIGHLIGHTS & FEATURES

- High visibility corner location
- New construction!
- Flexible unit sizes
- 1 mile to full interchange at I-90 & Randall Road
- For sale or lease!

ELGIN AMENITIES

Financial Institutions

Associated Bank
BMO Harris Bank
Chase Bank
Elgin State Bank
Merrill Lynch Wealth Management
U.S. Bank
Valley Bell Credit Union

Corporate Neighbors

Ace Relocation Systems, Inc.
Alside Supply Center A
MTEC Precision Products, Inc.
Box Partners, LLC
Colony, Inc.
CRL of Chicago
CTDI
Elgin Recycling, Inc.
Equipment Depot
Fox Valley Fire & Safety
Hansen Plastics
Harmony Metal Fabrication
Illinois Wholesale Cash Register, Inc.
ITW
Mazak Corporation
National Tool & Manufacturing Co.
Viper Trade Show Transportation
Weber-Stephen Products Co.

Educational Facilities

DeVry University Elgin Center
Elgin Community College
Good Shepherd Lutheran School
Hamilton Academy
Judson University
McKinley Elementary School
Providence Baptist College
St. Thomas More School
The Einstein Academy
Webster University

Recreation & Entertainment

Adventure Island
10 Indoor Sports Center Inn
Birdies & Eagles Driving Range
Elgin Public Museum of Natural History
Elgin Sports Complex
Gamenamics
Grand Victoria Casino
Hemmens Cultural Center
James "Pate" Phillips State Park
Jelke Creek Bird Sanctuary
Leafs Ice Centre
Spring Hill Gymnastics Inc.
Villa Olivia Ski Resort

Child Care

Bethlehem Lutheran Child Development
Bowes Road KinderCare
Braun Family Daycare
Bright Horizons at Elgin
Bright Stars Academy
Elgin Preschool Co-Op
Home Away From Home Daycare
Learning Tree
Main Lane KinderCare
Ms. Mercer's Mini Monsters Daycare
South Elgin KinderCare
The Goddard School
The Ivy Academy of Early Learning
Two Rivers Head Start

Restaurants

Café Roma
Bennigan's
Elgin Public House
Jimmy's Charhouse
Jimmy John's Gourmet Sandwiches
Lone Star Steakhouse
Maciano's Pizza & Pastaria
Noodles & Company
Panera Bread
Prairie Rock Bar & Grill

Hotels

Candlewood Suites Elgin NW-Chicago
Comfort Suites
Country Inn & Suites
Courtyard Chicago Elgin/W. Dundee
Hampton Inn Chicago Elgin / I-90
Holiday Inn & Suites
Lexington Inn & Suites - N.W.
Quality Inn
Super 8 Elgin
TownePlace Suites Chic. Elgin/W. Dundee

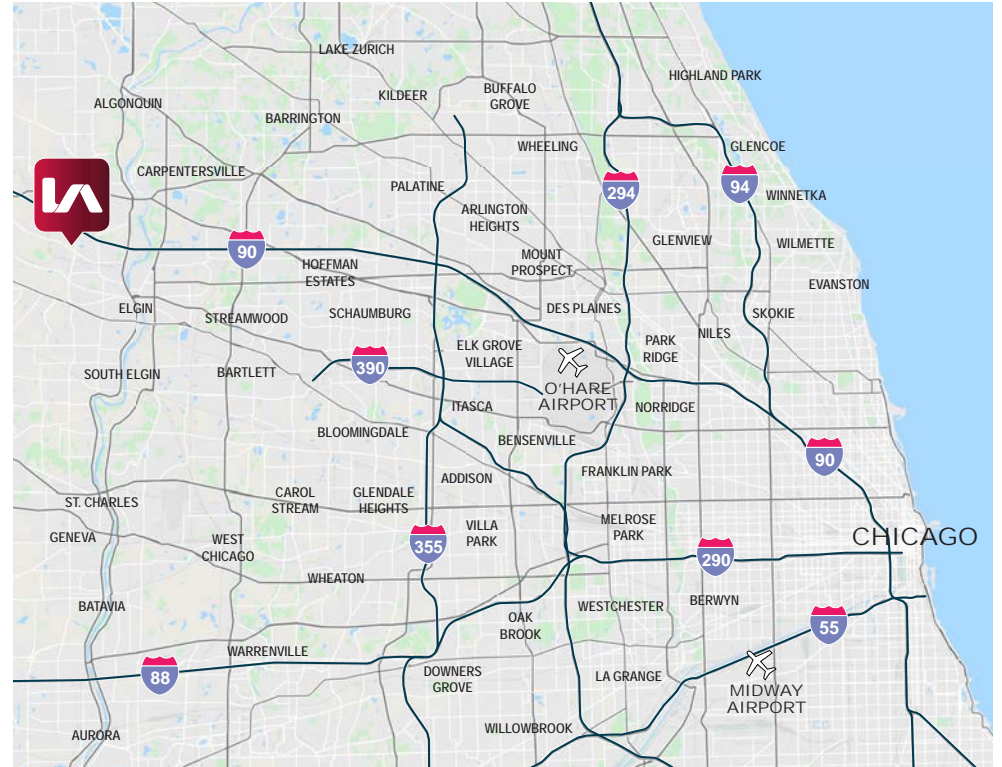
Health Care Facilities

Advocate Sherman Hospital
Andersen Active Healthcare
Asta Health Care Center
ManorCare Health Services - Elgin
Rosewood Care Center of Elgin

Country Clubs & Golf Courses

Bartlett Hills Golf Club
Birdies & Eagles Driving Range
Bowes Creek Country Club
Bridges of Poplar Creek Country Club
Eagle Brook Country Club
Elgin Country Club
Highlands of Elgin Golf Course
Randall Oaks Golf Club
Saint Andrews Golf Course
Wing Park Golf Course

Red Robin Gourmet Burgers
Rosati's Pizza
Starbucks
Sushi Station
Toom Toom Thai
Wienerville



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