

For Sale or Lease

74,135 SF
Class A
Distribution Space

Contact

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One Oakbrook Terrace
Suite 400
Oakbrook Terrace, Illinois 60181
+1 630 932 1234

1191 E Main Street

Rock Road Business Park | East Dundee, Illinois 60118

PROPERTY HIGHLIGHTS

Ready for occupancy, this 175,905 SF industrial building has 74,135 SF remaining for lease. Quick access to Interstate 90 via two different interchanges. Located in Kane County.



15 EXTERIOR DOCKS
& 1 DIDS



32'
CEILING HEIGHT



20 TRAILER STALLS



48 CAR STALLS

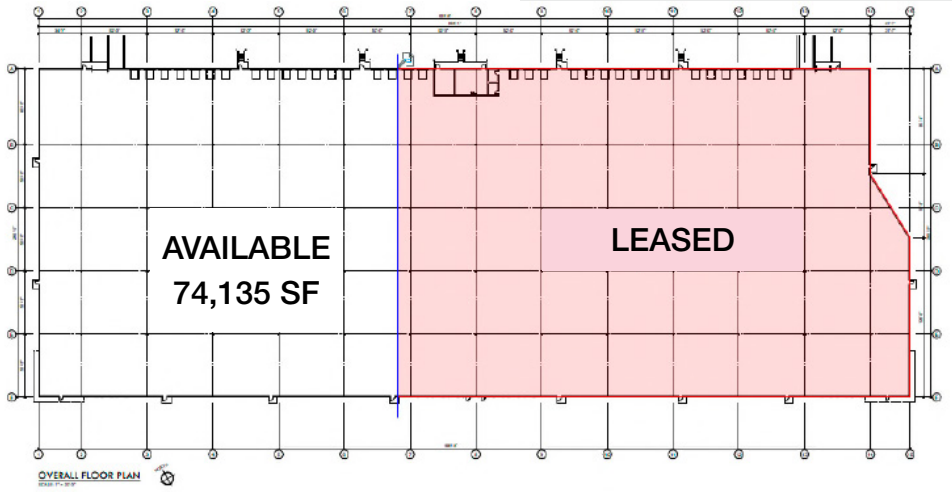


QUICK ACCESS TO
I-90 VIA HIGGINS &
BEVERLY ROAD

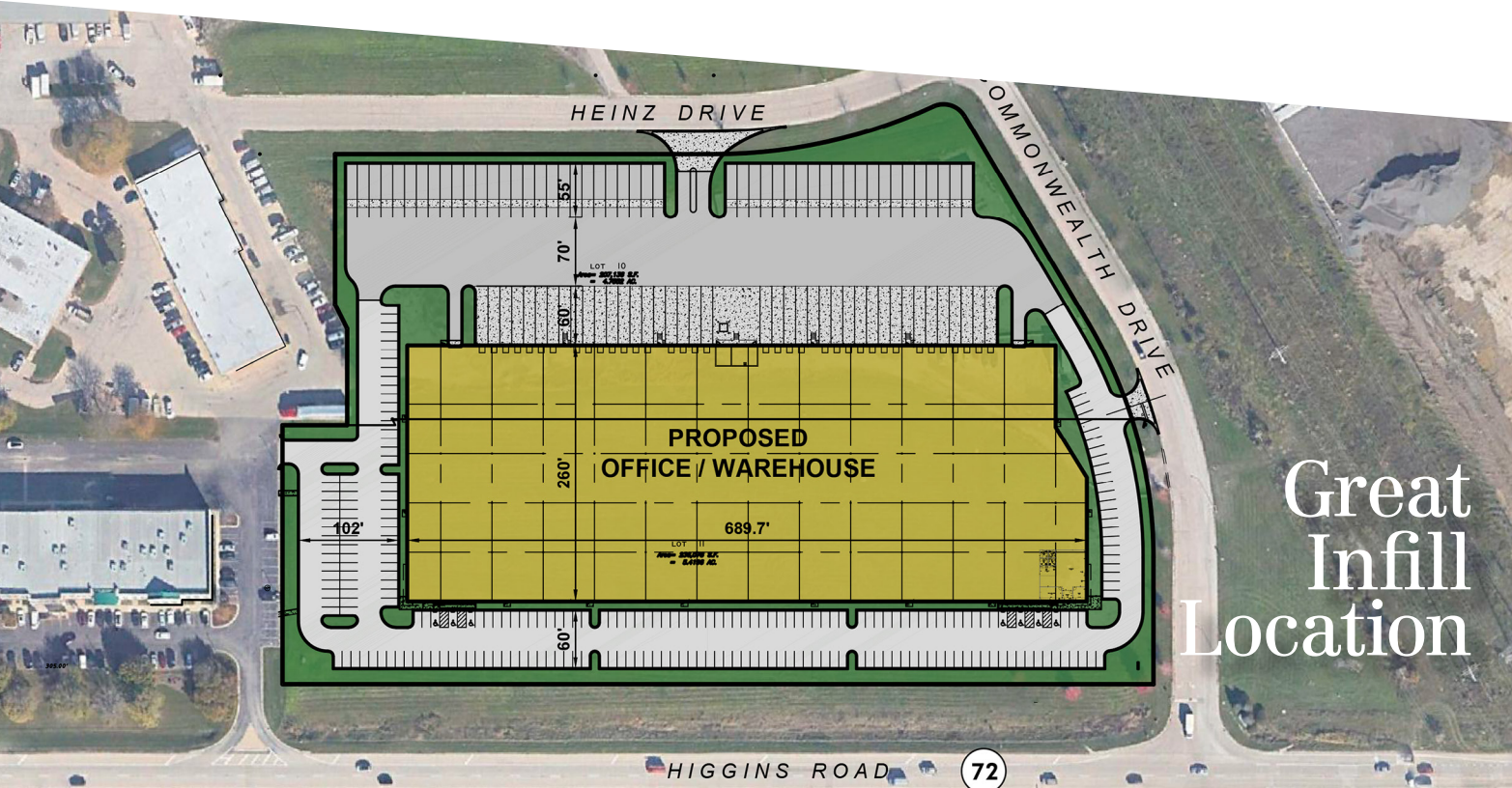


23 MINUTES TO
O'HARE AIRPORT

AVAILABLE	74,135 SF
BUILDING	175,905 SF
LAND AREA	±10.096 Acres
CLEAR HEIGHT	32'
OFFICE AREA	3,310 Spec
LOADING	15 Exterior Docks 1 Drive-In Doors
TRAILER PARKING	20 Stalls
CAR PARKING	48 Stalls
POWER	800 Amp, 277/480V, 3 Phase, 4 Wire Service to the Building
PROPERTY TAXES	(2024-actual): \$1.69 PSF
LEASE RATE	Subject to Offer
SALE PRICE	Subject to Offer



Pictured: Floor Plan



MULRI TENANT
WAREHOUSE



EFFICIENT LOADING
AREA WITH 15
EXTERIOR DOCKS AND
1 DRIVE-IN-DOORS







Spec Office

3,310 SF
(SPEC)



1191 E MAIN STREET | EAST DUNDEE, IL | FOR SALE OR LEASE

LOCATION, LOCATION, LOCATION

The Rock Road Business Park is the first property OUTSIDE of Cook County and the only property along the border being developed as industrial.



CALL A NAI HIFFMAN BROKER TODAY!

David Haigh, CCIM

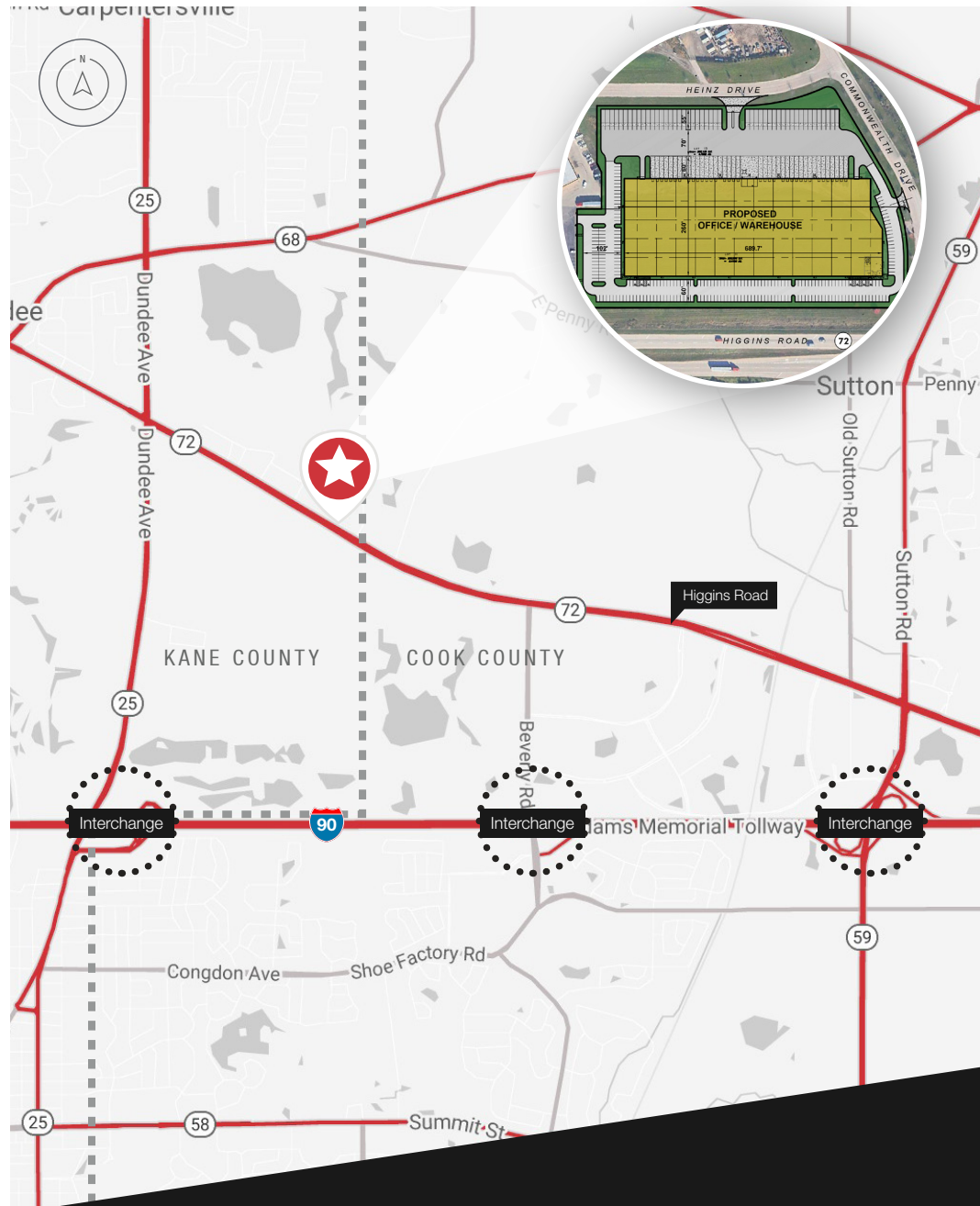
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& 1 DIDS



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48 CAR STALLS



LOCATED IN
KANE COUNTY



QUICK I-90 ACCESS
VIA HIGGINS &
BEVERLY ROAD



HIGH STREET
LOGISTICS PROPERTIES

NAI Hiffman

HIFFMAN
NATIONAL

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