

# 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



**CEILING HEIGHT** 



20 TRAILER STALLS



48 CAR STALLS



QUICK ACCESS TO I-90 VIA HIGGINS & **BEVERLY ROAD** 



23 MINUTES TO O'HARE AIRPORT

# For Sale or Lease

74,135 SF Class A Distribution Space

# Contact

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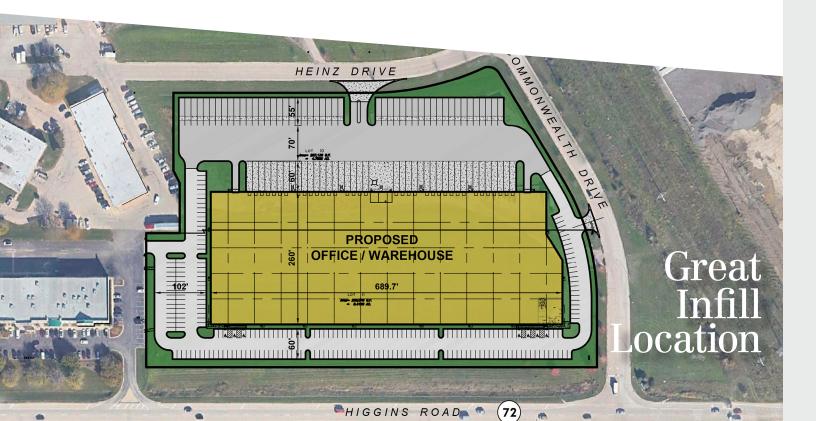
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#### 1191 E MAIN STREET | EAST DUNDEE, IL | FOR SALE OR LEASE

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







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

#### **ROCK ROAD BUSINESS PARK**

This newly constructed building features a build-to-suit office floor plan and plentiful loading space with 15 exterior docks and 1 drive-in doors, alongside abundant parking with 48 car stalls and 20 trailer stalls. Spec office on west unit and ready for occupancy.





















Spec Office

3,310 SF (SPEC)





## 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

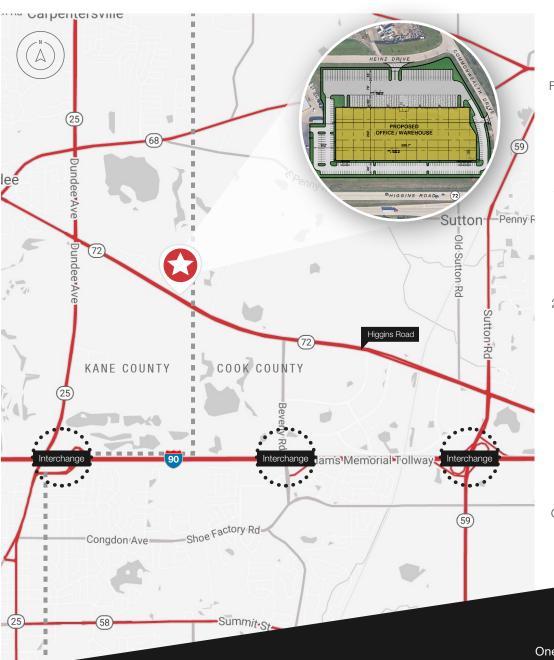
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74,135 SF FOR SALE OR LEASE



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20 TRAILER STALLS 48 CAR STALLS



LOCATED IN KANE COUNTY



QUICK I-90 ACCESS VIA HIGGINS & BEVERLY ROAD

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