

# For Sale

## 1450 BOWES RD

Elgin, Illinois

### PROPERTY HIGHLIGHTS

NAI Hiffman is pleased to announce the availability of this versatile 104,532 SF freestanding industrial building on a 7.76 acre site, located within an established business park in Elgin, Illinois. A notable advantage is the availability of an additional 9.95 acres of land to the north, offering users and investors an excellent opportunity to either expand the building or pursue a separate development.

The building features two separately demised units. Unit 1 measures 69,632 SF, has a 12,133 SF cooler, and is configured for food manufacturing/processing. Unit 2 measures 34,900 SF and is currently operating as a typical dry warehouse space.

Please contact the listing agents for building & land pricing as well as machinery & equipment pricing. Ownership is willing to sell all assets as part of a combined transaction.



13 DOCK DOORS



2 DID



FOR SALE  
SUBJECT TO OFFER

104,532 SF  
Expandable  
Food Grade  
Manufacturing  
Distribution Space

### Contact

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# 1450 BOWES RD

ELGIN, ILLINOIS

## For Sale

BUILDING SIZE	104,532 SF
TOTAL OFFICE AREA	10,070 SF
LAND ATTRIBUTABLE TO BUILDING	7.76 Acres (771,763 SF)
FAR	.43
ADDITIONAL LAND FOR EXPANSION/DEVELOPMENT	9.95 Acres (433,561 SF)
TOTAL LAND AREA	±17.72 Acres
CLEAR HEIGHT	±24'
LOADING	13 Docks, 2 Drive-In Doors
PARKING	±84 Cars
ZONING	Office Research Industrial (ORI)
PARCEL	06-27-178-007



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## BUILDING FEATURES

- ESFR sprinkler system.
- 2,000 & 1,600 amps power.
- Security system in place.
- Each Unit has separate Trucker entrances and isolated dock area for food safety (non-load bearing walls)
- Each Unit has functional Mezzanine over office space accessible by two stairwells and each has an elevator shaft for future office expansion.

Building: For Sale

- Subject to offer

Additional Land: For Sale

- Subject to offer

## UNIT 1 CONFIGURATION

- 69,632 total SF with 6,000 +/- SF office.
- 9 docks / 2 DID.
- 12,133 SF Cooler operates at 37degrees Fahrenheit.
- SQF Certified Facility.
- Backup generator for cooler, office & IT room.
- Maintenance shop with air compressors.
- Employee Locker Rooms.
- 2,000 amps power.

## UNIT 2 CONFIGURATION

- 34,900 SF with 3,000 SF office (to be verified)
- 4 docks / 1 DID.
- Typical / Dry Warehouse.
- 1,600 amps power.

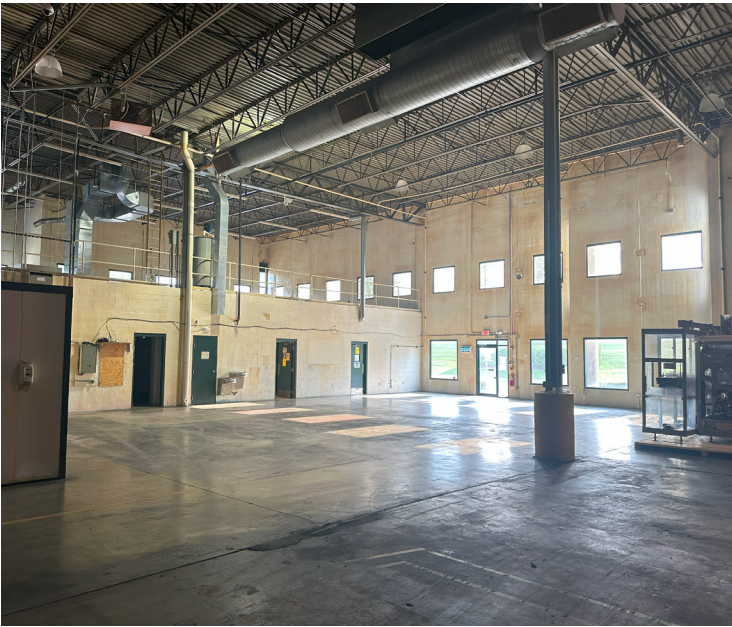
Food-grade  
building



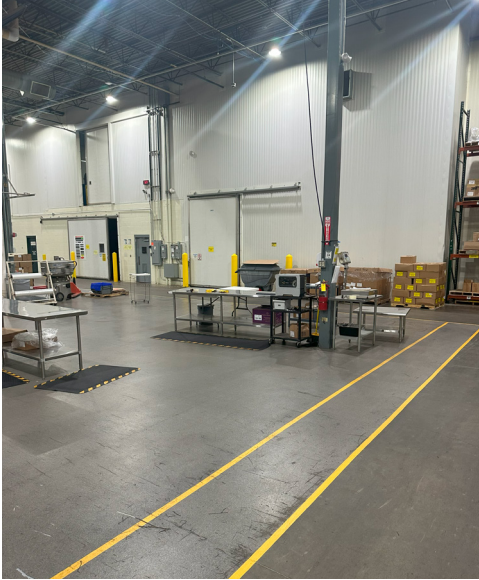


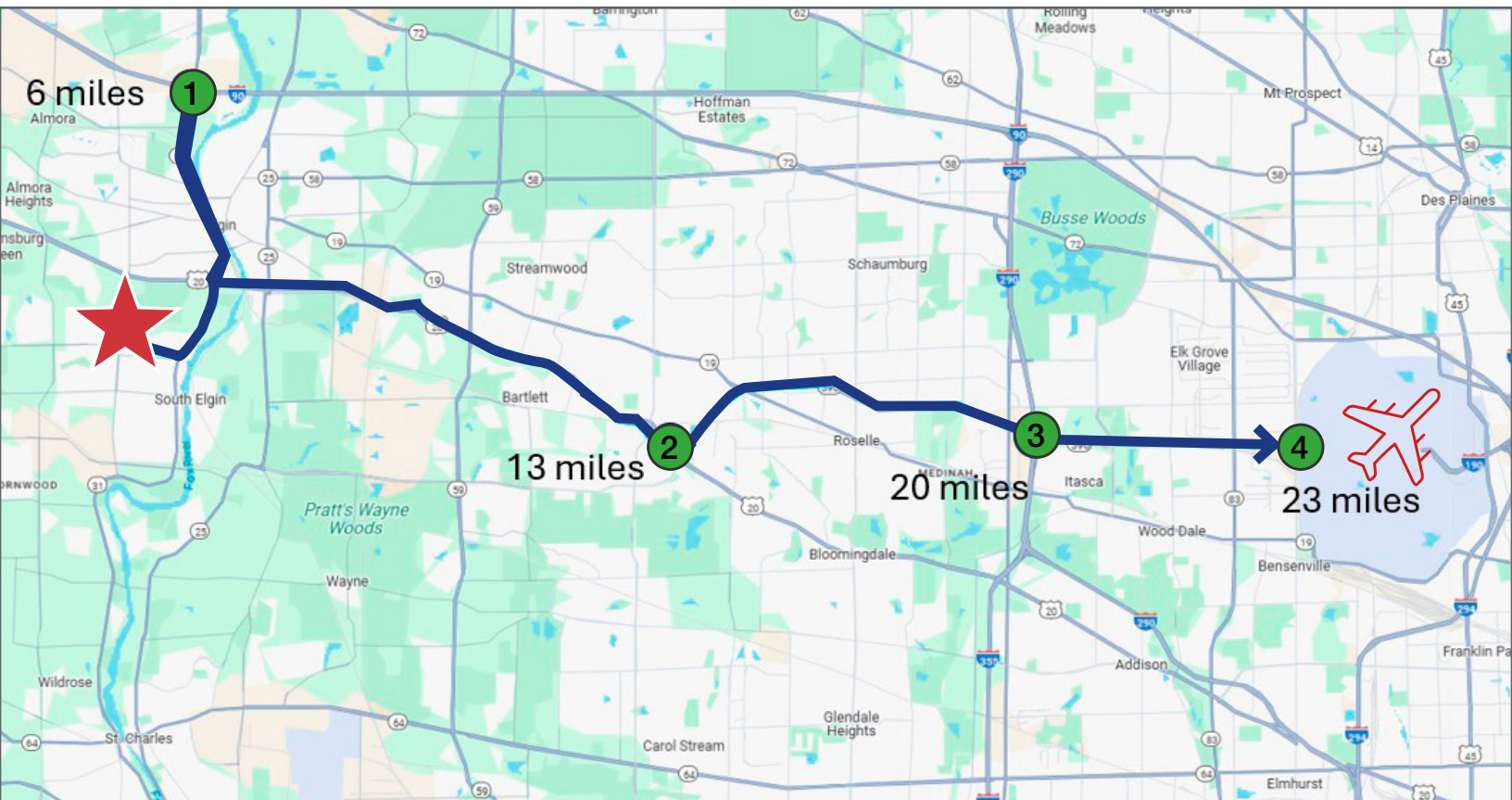
EXTERIOR PICTURES





INTERIOR PICTURES





### MAP LEGEND

- ★ 1450 Bowes Road
- ① Rt. 31 & I-90: 6 miles (+/-)
- ② Lake St & I-390: 13 miles (+/-)
- ③ I-390 & I-290: 20 miles (+/-)
- ④ O'Hare: 23 miles (+/-)

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# EXISTING RACKING

Area	Bays	Pallets Deep	Pallets High	Total Pallet Spaces
Dock	14	2	3	84
Warehouse	19	5	3	285
Warehouse	19	3	3	171
Bagging	19	5	3	285
Boxes	1	1	3	3
Boxes	1	3	3	9
Film Rack	33	1	4	132
Film Rack	6	1	2	12
Candy	10	4	3	120
Cooler	70	2	3	420
Cooler	34	3	3	306
Cooler	30	1	2	60
Production	20	1	4	80
Supplies	3	1	4	12
			TOTAL	1,979