A NEW ANGLE FOR CHICAGO'S INDUSTRIAL MARKET

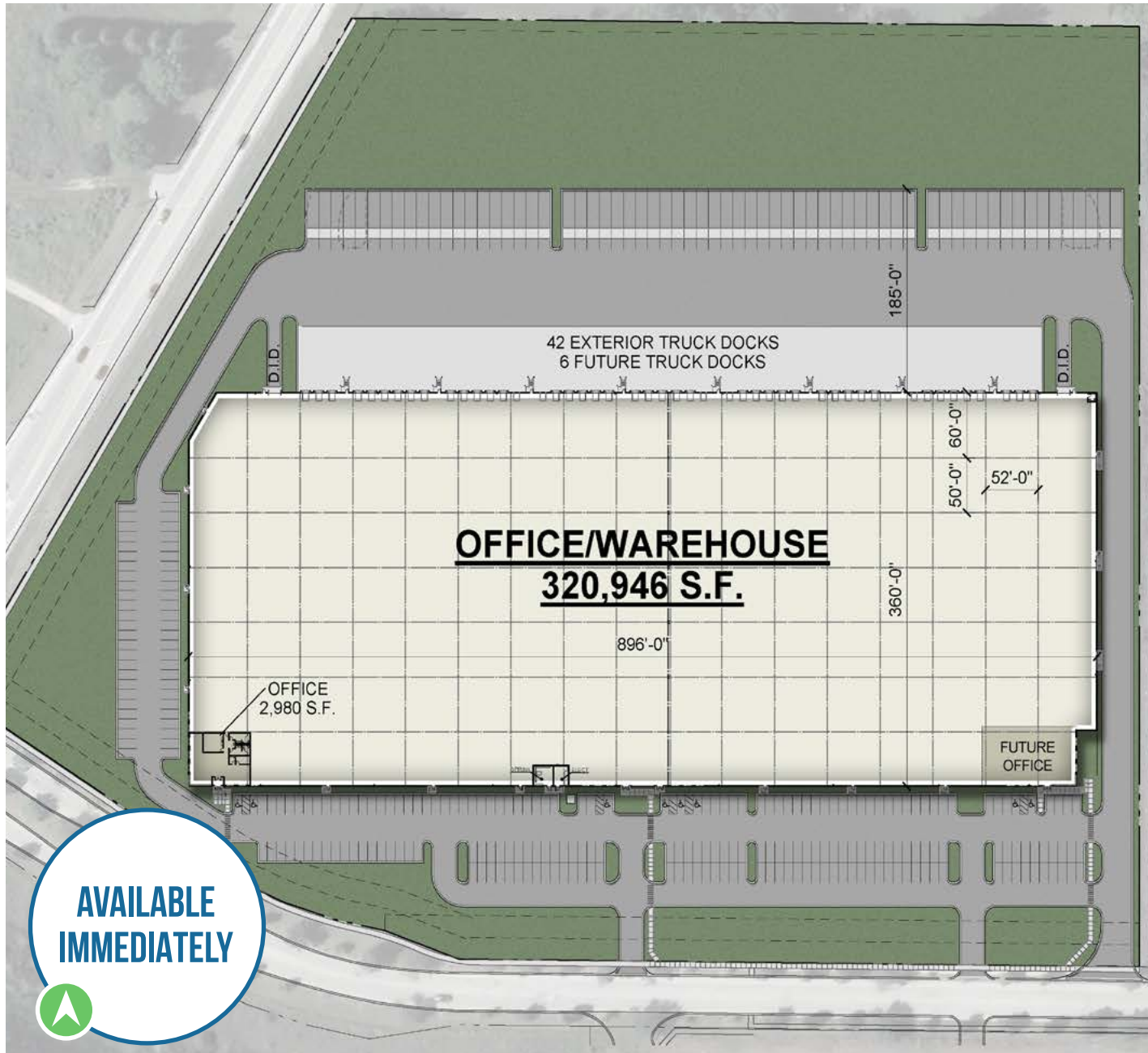## 1700 MADELINE LANE

ELGIN, ILLINOIS 60124

AVAILABLE IMMEDIATELY

SITE PLAN

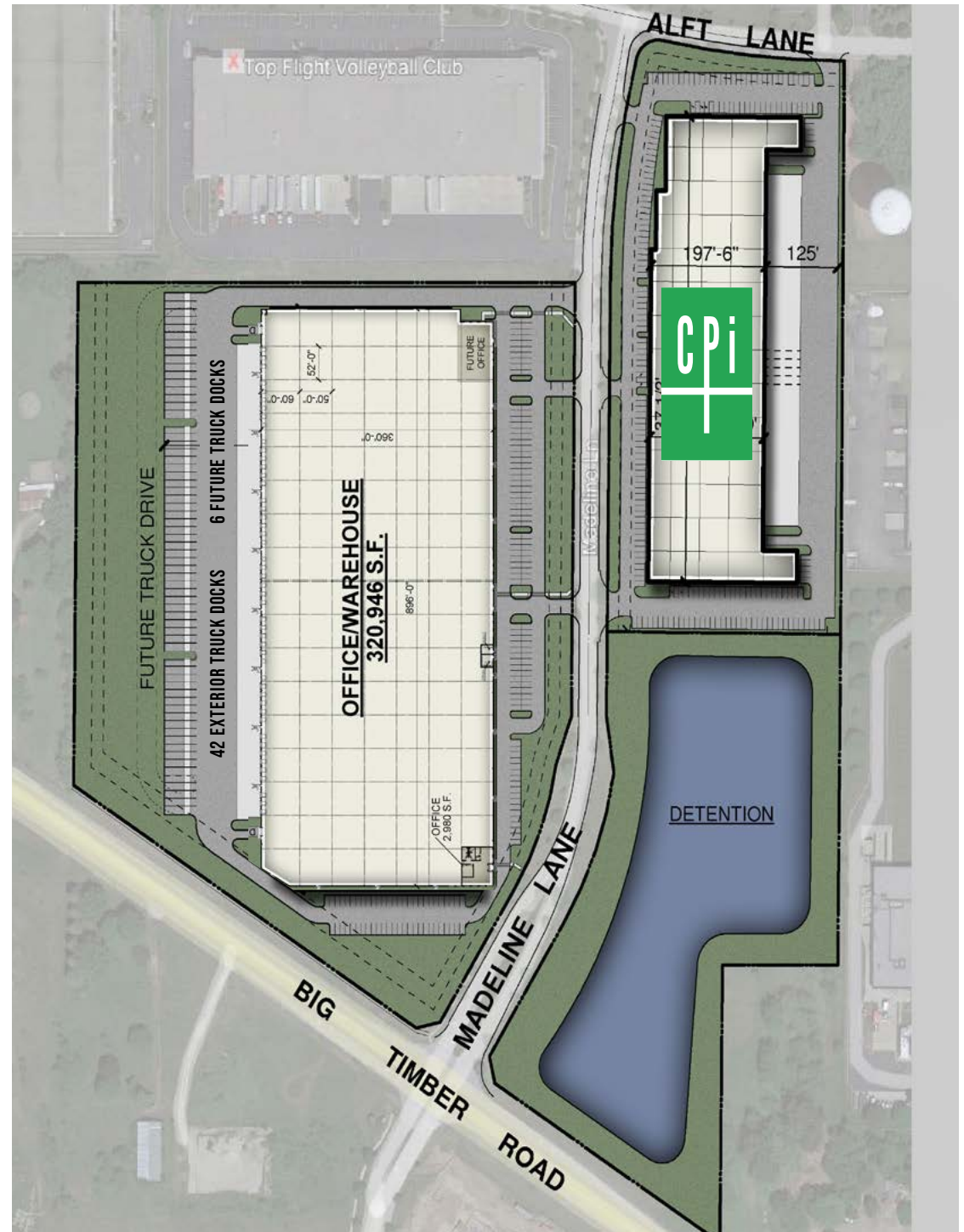42 EXTERIOR TRUCK DOCKS
6 FUTURE TRUCK DOCKS

D.I.D.

D.I.D.

185'-0"

50'-0" 60'-0"

52'-0"

**OFFICE/WAREHOUSE
320,946 S.F.**

360'-0"

896'-0"

OFFICE
2,980 S.F.

FUTURE
OFFICE

**AVAILABLE
IMMEDIATELY**

1700 MADELINE LANE, ELGIN

PROJECT SPECS

BUILDING 1 | 1700 MADELINE LANE, ELGIN

Total Building Size: 320,946 SF

Divisible to: 150,000 SF

Office: 2,980 SF

Clear Height: 36'

Exterior Docks: 42 (6 Future)

Drive-In Doors: 2

Car Parking: 259 Car Stalls

Trailer Parking: 65 Trailer Stalls

Sprinkler System: ESFR (K16.8 & K22.4 heads)

Configuration: Rear Load

Power: 3,000 Amps, 277/480 Volt, 3 Phase

Lighting: LED

Lease Rate: Subject to Offer

Sale Price: $129 Per SF

FULL INTERCHANGE

90

90

MASON ROAD

ROUTE 59

ALFT LANE

N. RANDALL ROAD

CPi

BIG TIMBER ROAD

30-MILE RADIUS DEMOGRAPHICS

3,832,443
TOTAL POPULATION

$90,129
MEDIAN HH INCOME

1,389,963
TOTAL WORKFORCE

58.8%
WHITE-COLLAR WORKERS

26.8%
WITH COLLEGE DEGREES

22.8%
BLUE-COLLAR WORKERS

DISTANCES UNDER 100 MILES

CRYSTAL LAKE
16.8 MILES

OAK BROOK
30 MILES

PALATINE
17.5 MILES

LAKE FOREST
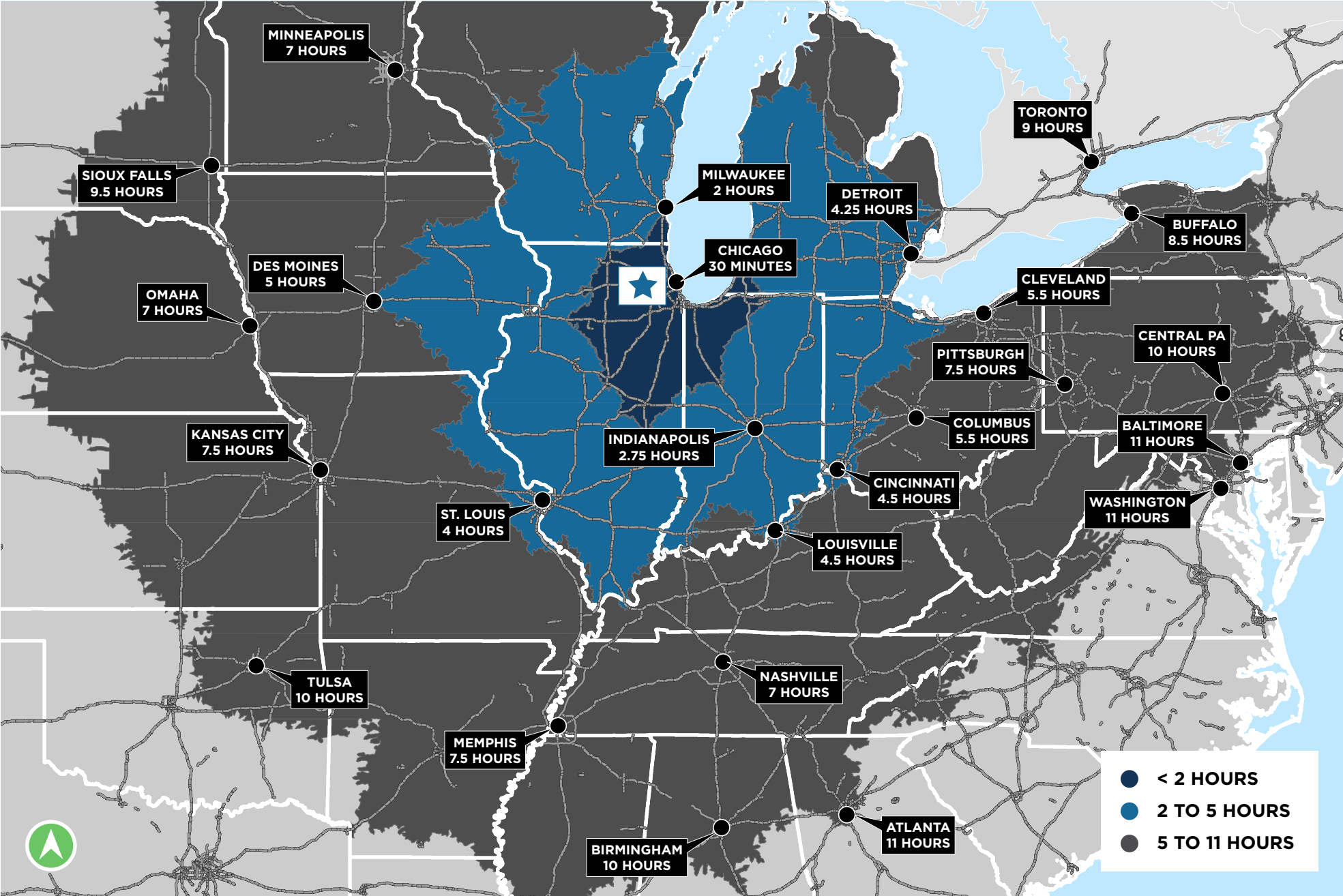40.4 MILES

ELMHURST
24.2 MILES

LOCKPORT
45.4 MILES

NAPERVILLE
24.9 MILES

JOLIET
56.9 MILES

1700 MADELINE LANE, ELGIN

IN GOOD COMPANY

FULL INTERCHANGE

ESTABLISHED INDUSTRIAL SETTING

1700 MADELINE LANE, ELGIN

DRIVE-TIME MAP

MINNEAPOLIS
7 HOURS

TORONTO
9 HOURS

SIOUX FALLS
9.5 HOURS

MILWAUKEE
2 HOURS

DETROIT
4.25 HOURS

BUFFALO
8.5 HOURS

CHICAGO
30 MINUTES

DES MOINES
5 HOURS

CLEVELAND
5.5 HOURS

OMAHA
7 HOURS

PITTSBURGH
7.5 HOURS

CENTRAL PA
10 HOURS

KANSAS CITY
7.5 HOURS

COLUMBUS
5.5 HOURS

BALTIMORE
11 HOURS

INDIANAPOLIS
2.75 HOURS

CINCINNATI
4.5 HOURS

WASHINGTON
11 HOURS

ST. LOUIS
4 HOURS

LOUISVILLE
4.5 HOURS

TULSA
10 HOURS

NASHVILLE
7 HOURS

MEMPHIS
7.5 HOURS

ATLANTA
11 HOURS

BIRMINGHAM
10 HOURS

● < 2 HOURS

● 2 TO 5 HOURS

● 5 TO 11 HOURS

1700
MADELINE LANE
ELGIN, ILLINOIS 60124

READY TO LEARN MORE? GET IN TOUCH:

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SEEFRIED INDUSTRIAL PROPERTIES

CUSHMAN & WAKEFIELD