

# 44W210 KESLINGER ROAD

Elburn, IL 60119



**44,500 SF**  
Available For Sale



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

9450 W. BRYN MAWR AVENUE, SUITE 550  
ROSEMONT, ILLINOIS 60018  
MAIN | (773) 355-3000  
[WWW.LEE-ASSOCIATES.COM](http://WWW.LEE-ASSOCIATES.COM)

FOR MORE INFORMATION:

**ANDREW BLOCK**

Principal

(630) 926-7649 direct

[ablock@lee-associates.com](mailto:ablock@lee-associates.com)

**MICHAEL PLUMB**

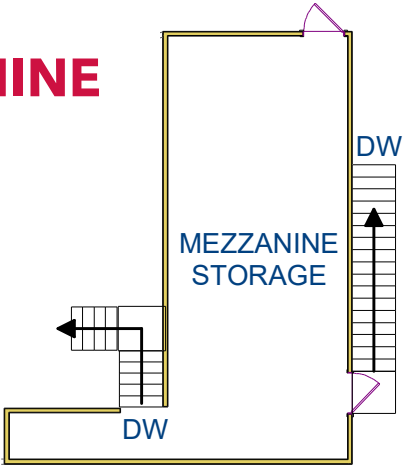
Principal

(773) 355-3019 direct

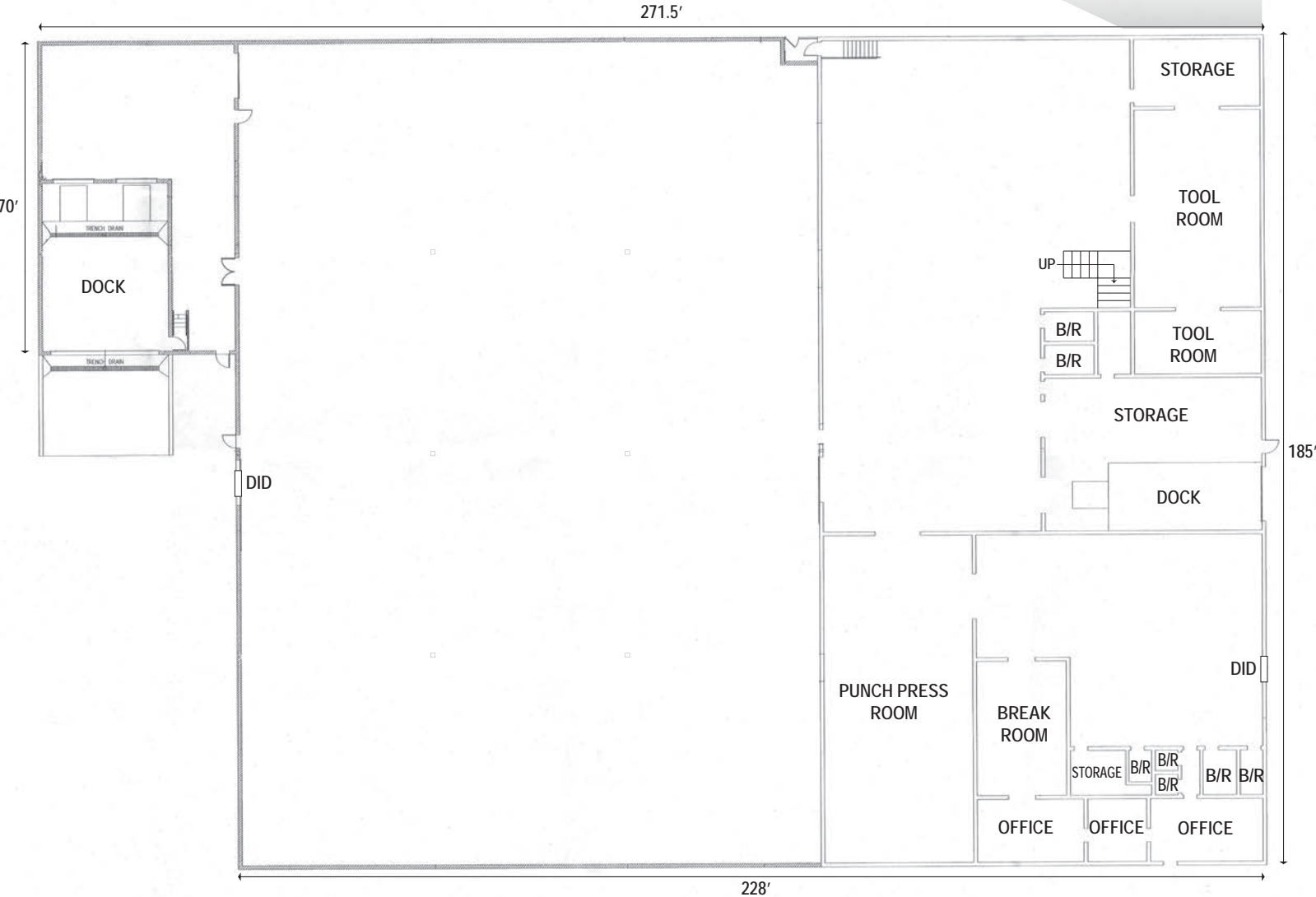
[mplumb@lee-associates.com](mailto:mplumb@lee-associates.com)

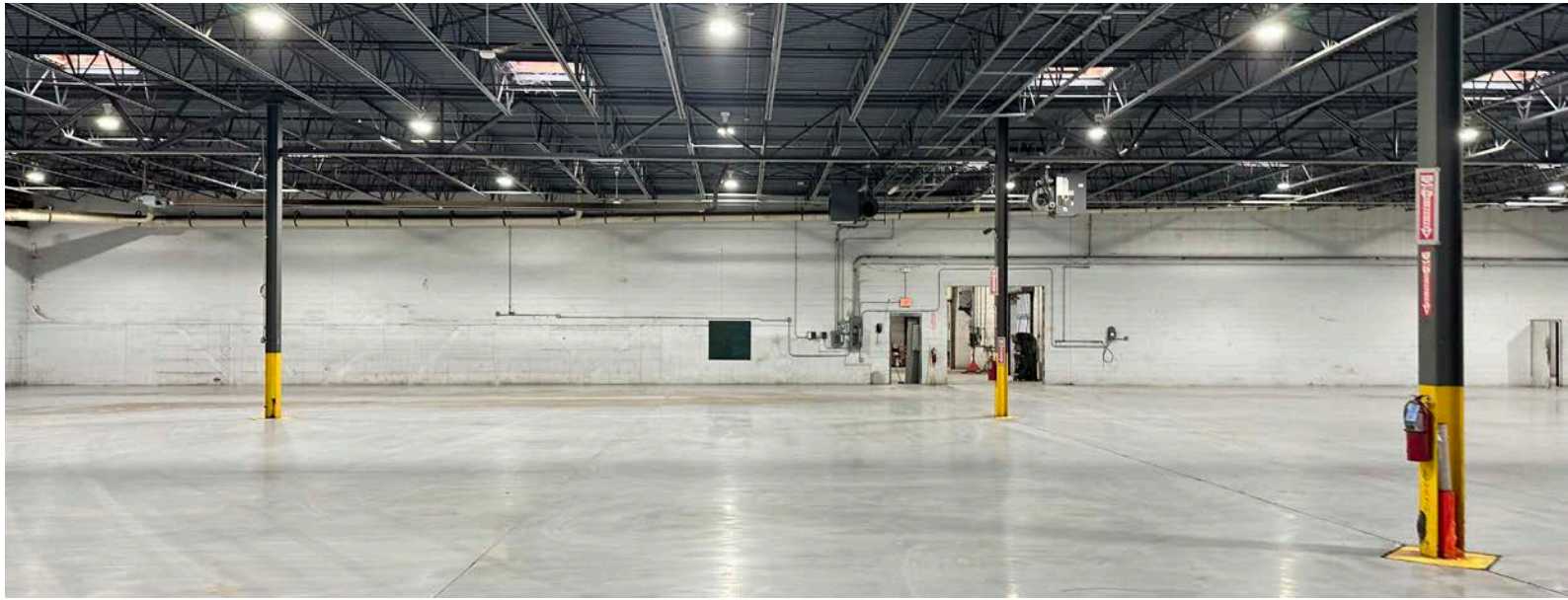
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# MEZZANINE



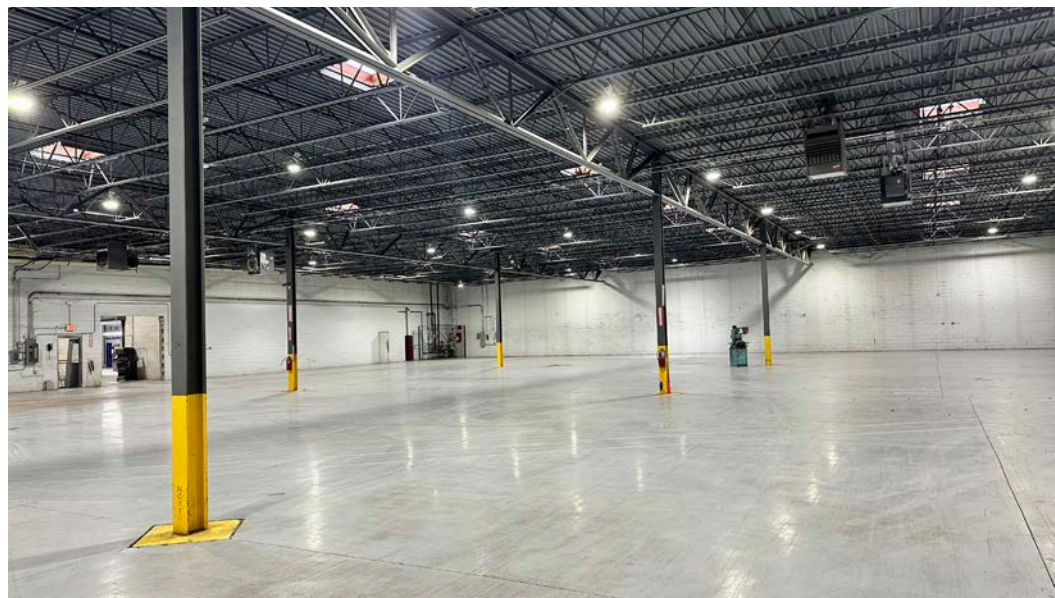
# FLOOR PLAN





### BUILDING SPECIFICATIONS

<b>BUILDING SIZE</b>	±44,500 SF
<b>OFFICE</b>	±3,000 SF
<b>PROPERTY PARCEL</b>	11-06-476-035
<b>YEAR BUILT</b>	Original Building 1985
<b>SITE SIZE</b>	5.05 AC
<b>CLEAR HEIGHT</b>	18'
<b>PARKING</b>	±30 surface spaces
<b>LOADING</b>	<ul style="list-style-type: none"><li>• Three (3) interior truck docks</li><li>• Two (2) drive-in doors</li></ul>
<b>POWER</b>	2,400 amps 3-phase @ 240 volts
<b>SPRINKLER</b>	Wet
<b>TAXES</b>	\$53,851 (\$1.15 PSF)
<b>SALE PRICE</b>	\$3,750,000
<b>COMMENTS</b>	<ul style="list-style-type: none"><li>• Clean building</li><li>• New LED Lights</li><li>• Parking lot resealed and striped in Q4 2024</li></ul>



# LOCATION HIGHLIGHTS

- Kane County
- 5.0 miles to I-88
- 10.3 miles to Aurora Municipal Airport
- 13.4 miles to DuPage Airport
- 24.9 miles to I-355
- 28.8 miles to I-290
- 36.4 miles to I-294
- 39.4 miles to O'Hare International Airport

