



# UNIQUE 62K SF TRANSPORTATION HEADQUARTERS

**61,888 Square Feet on 5 Acres**  
1425 Madeline Lane | Elgin Illinois



**AVAILABLE FOR SALE OR LEASE**  
Class A Industrial/Office Facility

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A modern, multi-level office lobby with a large glass skylight, contemporary lighting, and leather seating. The space features a central glass table with a wooden base, surrounded by dark leather tufted sofas and armchairs. The walls are adorned with framed technical drawings and patents. The ceiling has a complex arrangement of linear and geometric light fixtures. The floor is made of dark wood in a herringbone pattern. The overall atmosphere is professional and sophisticated.

SEEING IS **BELIEVING**

# PREMIUM TRANSPORTATION OPPORTUNITY

A fully-appointed transportation facility that will impress your clients, employees and guests, and help you achieve your business objectives.



JAW-DROPPING

# MOVE-IN READY

Plug-and-play, easy button, flip the switch... whatever your catchphrase, 1425 Madeline is the ideal logistics facility in the Midwest.

With a fully furnished office, an unrivaled roster of amenities, and an efficient, light-filled industrial bay, this property is the ideal home for a company looking to accelerate operations and maximize their business in style.



## Checks All the Boxes

Plenty of maintenance and distribution space including truck maintenance bays, plenty of office space, abundant parking, lots of room for trailers. Everything you need!



## Beautiful Inside and Out

Both functional and impressive. Thoughtful accents, premium design: clean, elegant, polished, and open for operations.



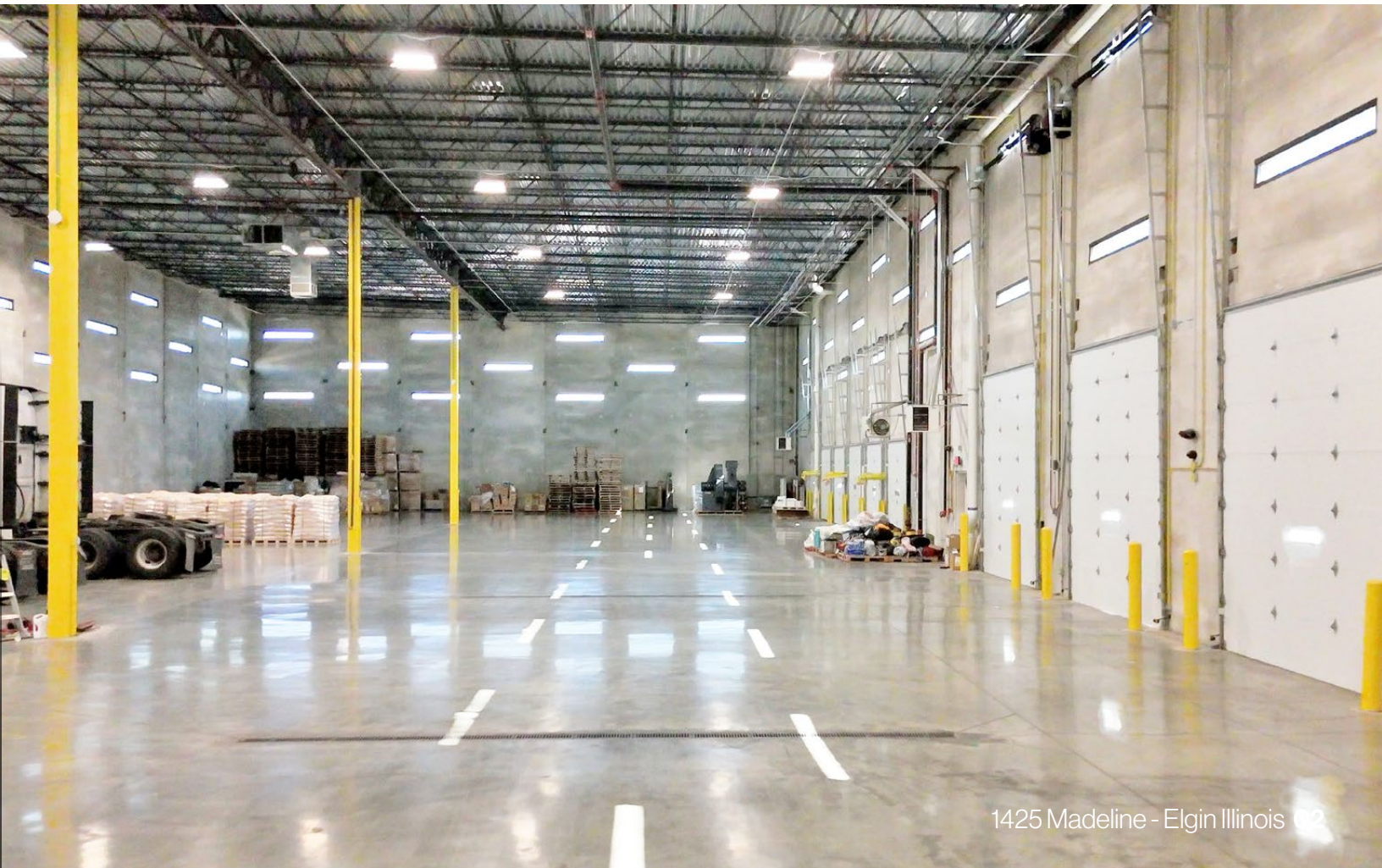
## Next-Level Amenities

Hiring and retention: Not a problem. Entertainment spaces, dormitories, break rooms, training and conference rooms, a basketball court, a fitness center, and more.



## Ideal Distribution Location

Direct access to I-90 gets you to every cardinal direction with ease, while the suburban setting helps you avoid congestion and headaches.





## STATS AND FACTS

# FACILITY DETAILS

### INDUSTRIAL SPACE

38,000 SF



- 30' Clear Height
- 4 Truck Repair Bays
- 12 Exterior Docks
- 4 Drive-In Doors
- Basketball Court
- Fitness Center
- 37 trailer stalls
- Built in 2022
- 1,600a Heavy Power

### OFFICE SPACE

23,000 SF



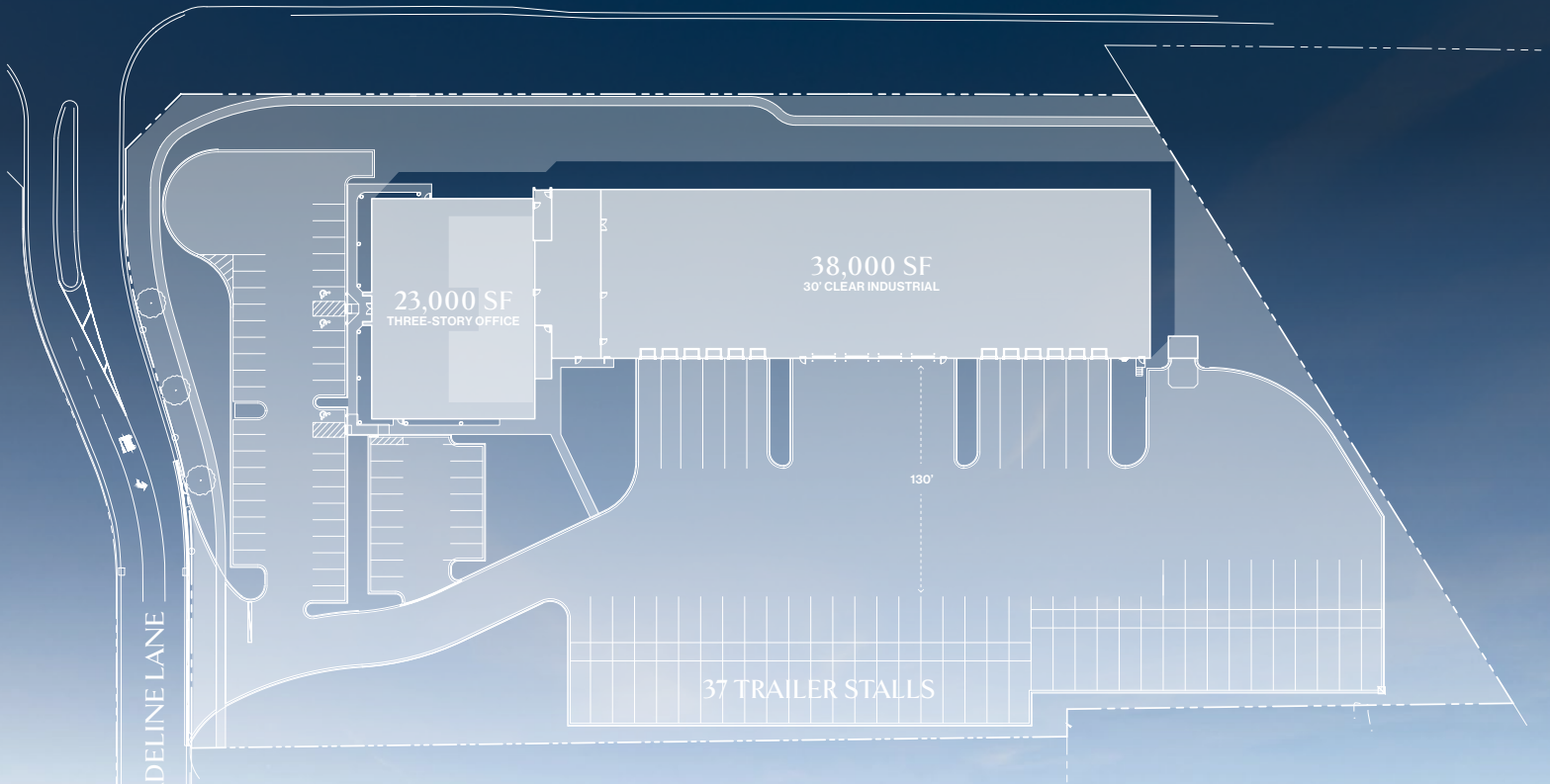
- Break Rooms
- Rooftop Lounge
- Executive Offices
- Conference Facilities
- Car-charging stations
- Dormitories
- Training Room
- Wet Bar
- 57-car parking
- 3-Story Class A Office





BIG TIMBER ROAD

FUNCTIONAL AND FANTASTIC





INDUSTRIAL EXCELLENCE

# UNIQUE OPPORTUNITY, IDEAL LOCATION











Seeing is believing. Contact us:

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