

FOR SALE OR
FOR LEASE

1700
MADELINE LANE

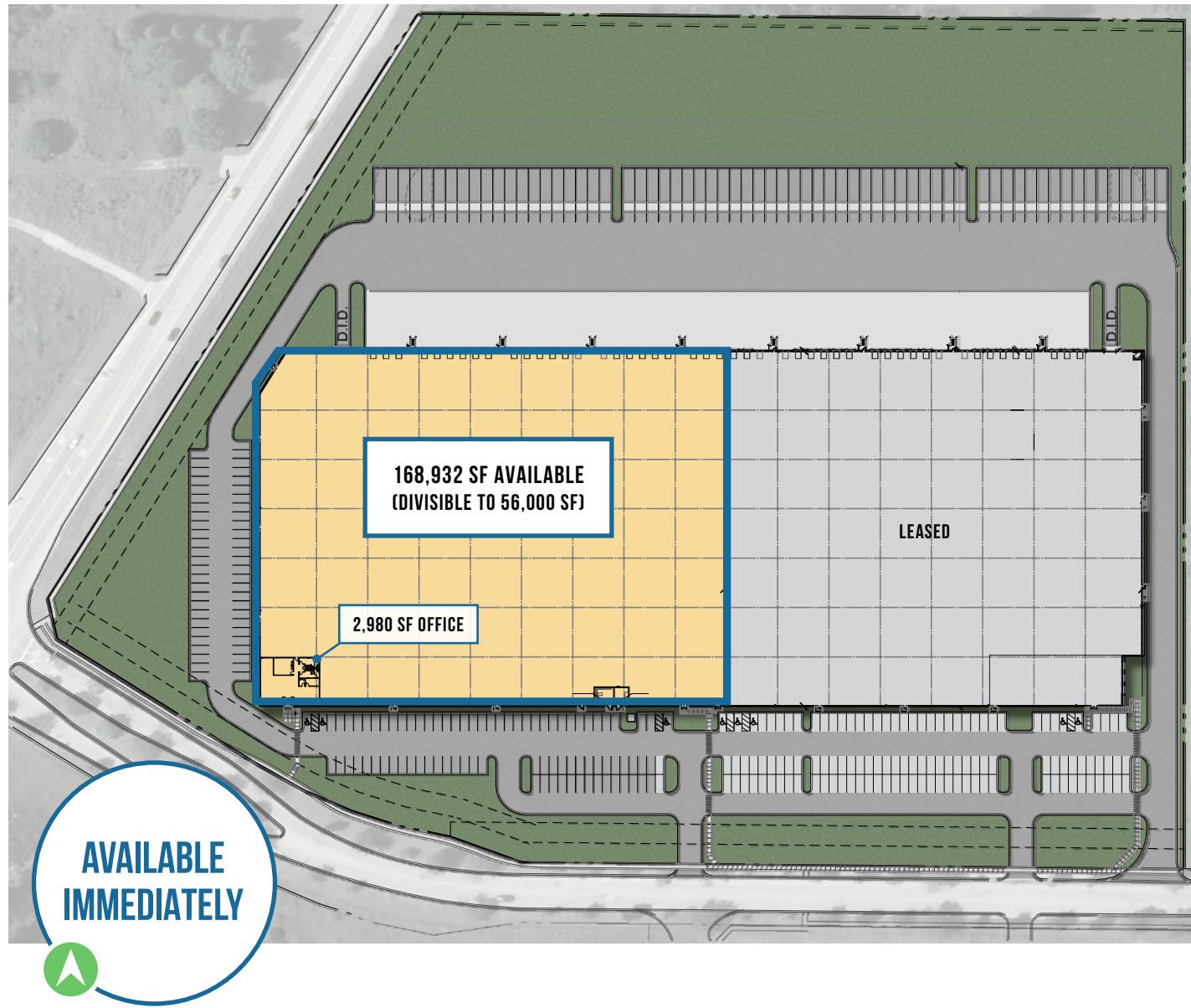
ELGIN, ILLINOIS 60124

AVAILABLE IMMEDIATELY

DEVELOPER:



SITE PLAN



PROJECT SPECS

BUILDING 1 | 1700 MADELINE LANE, ELGIN

Total Building Size: 320,946 SF

Available Space: 168,932 SF (Divisible to 56,000 SF)

Office: 2,980 SF

Clear Height: 36'

Exterior Docks: 22 (2 Future)

Drive-In Doors: 1

Car Parking: 138 Car Stalls

Trailer Parking: 35 Trailer Stalls

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

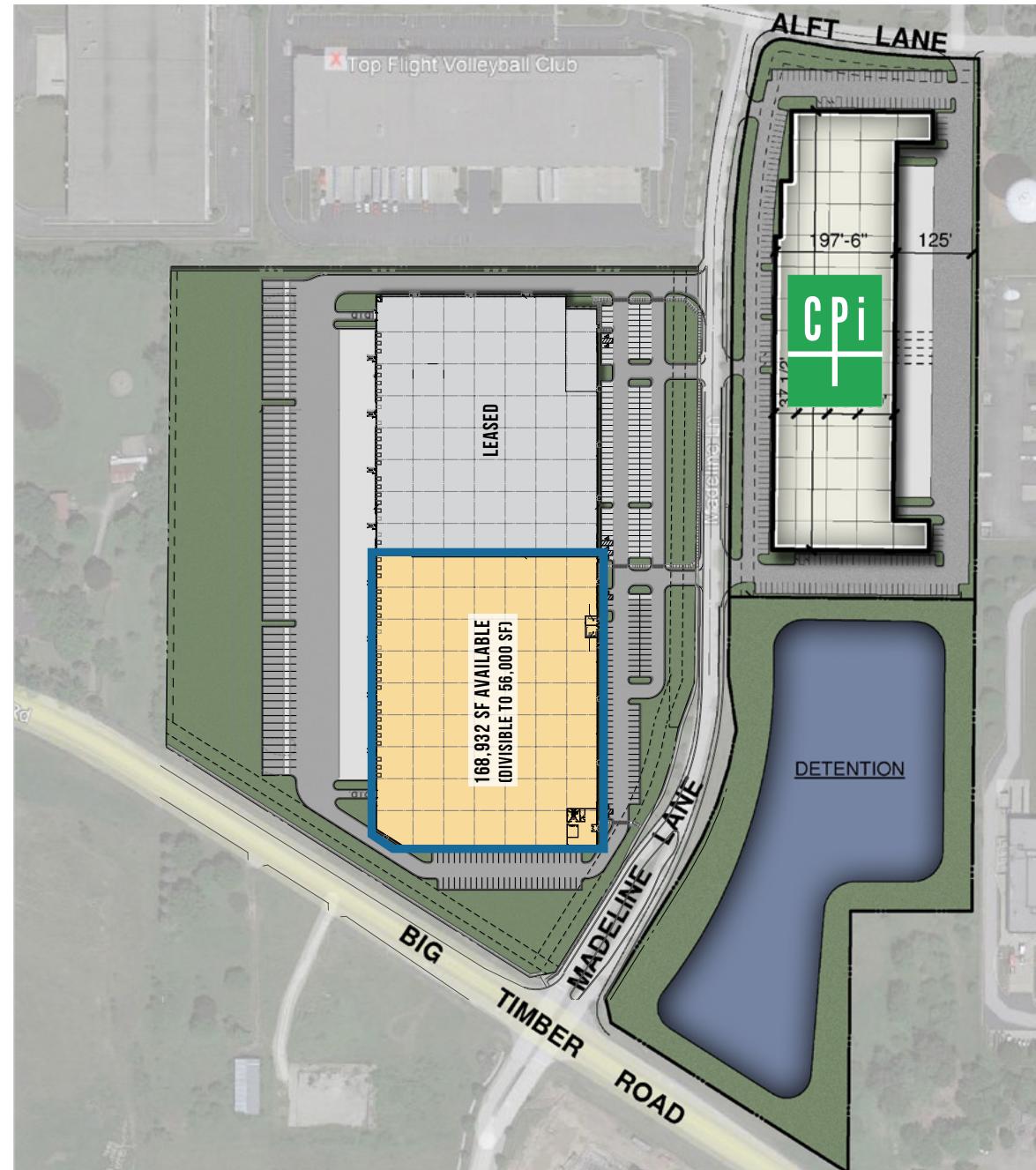
Configuration: Rear Load

Power: 1,600 Amps, 277/480 Volt, 3 Phase

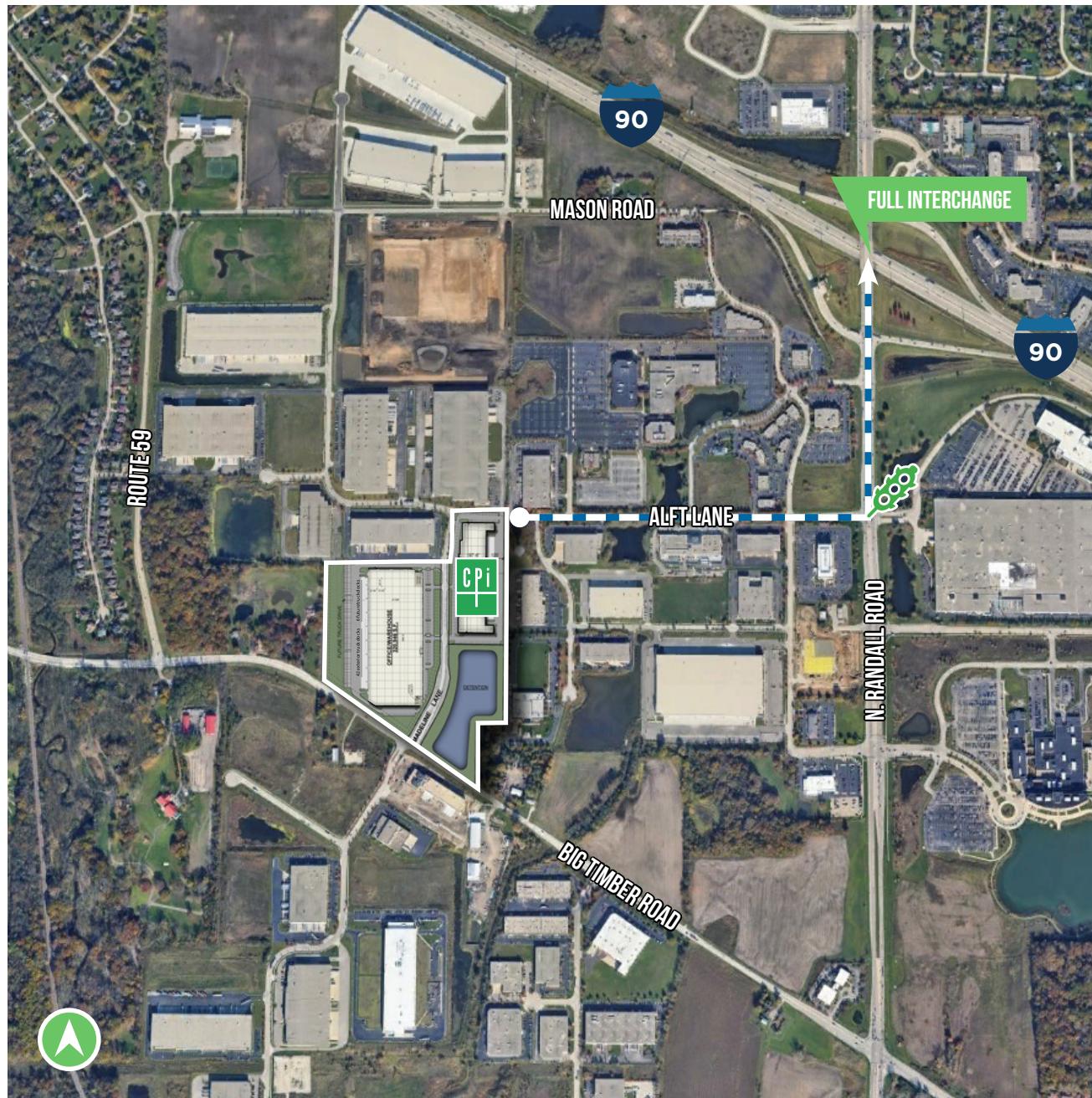
Lighting: LED

Lease Rate: Subject to Offer

Sale Price: \$135 Per SF



ACCESS OVERVIEW



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

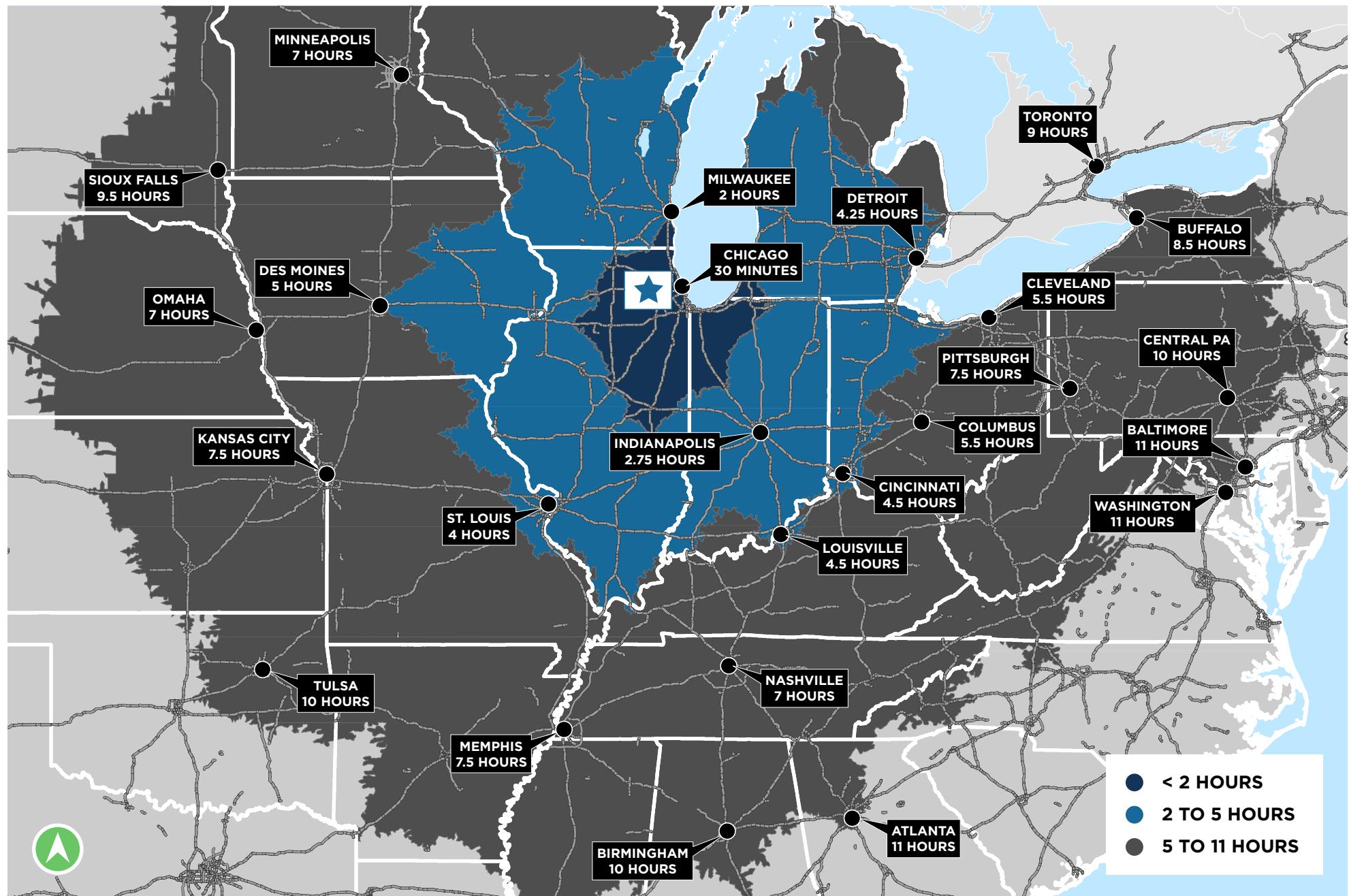
NAPERVILLE
24.9 MILES

JOLIET
56.9 MILES

IN GOOD COMPANY



DRIVE-TIME MAP





CONTACT THE
LEASING TEAM

1700
MADELINE LANE

ELGIN, ILLINOIS 60124

READY TO LEARN MORE? GET IN TOUCH:

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DEVELOPER:



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