



For Lease

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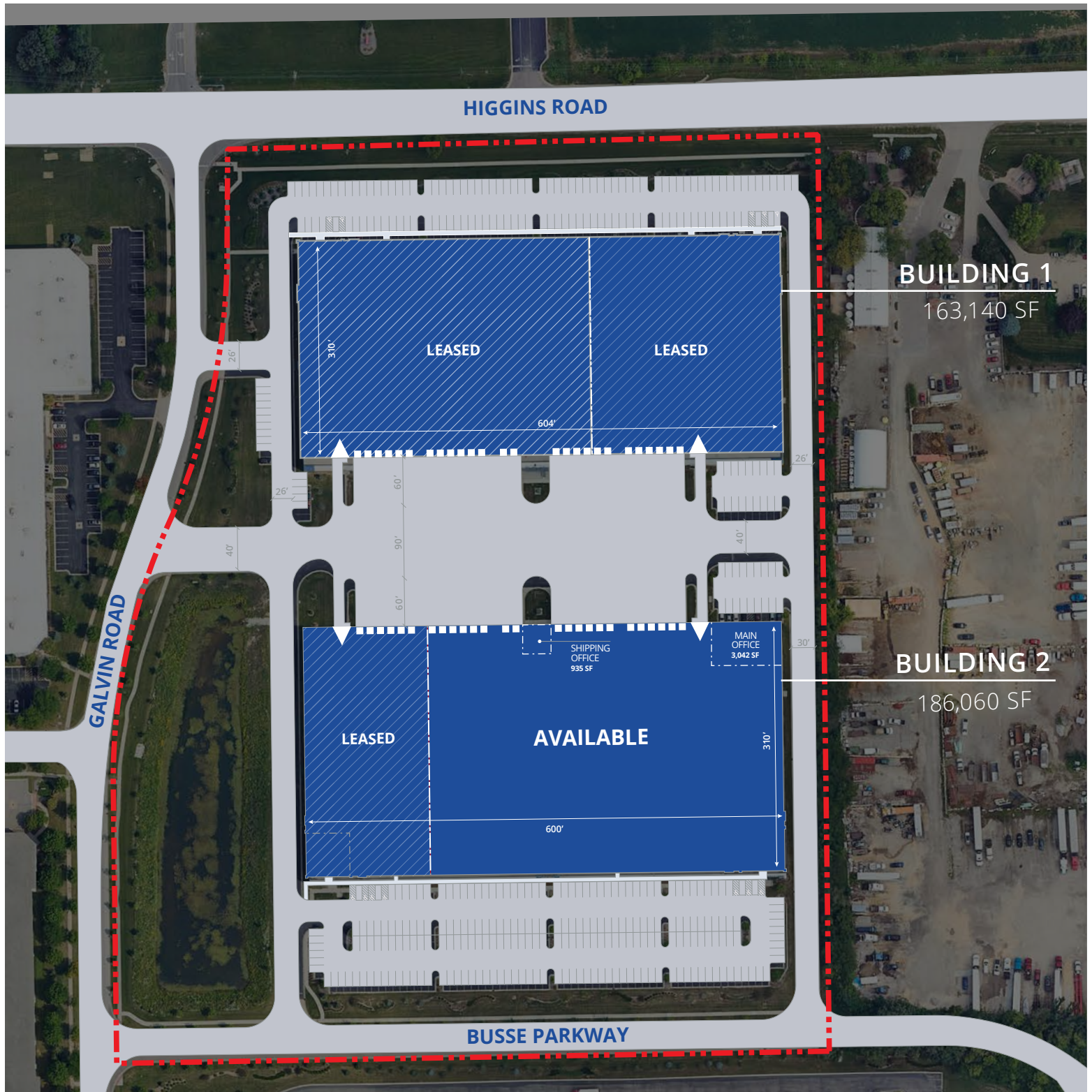
Property Specifications

- 137,522 SF Available
- Total Building: 186,060 SF
- 3,042 SF Main office
- 935 SF Shipping office
- 32' clear height
- 20 Exterior docks
- 1 Drive-in door
- ESFR system
- 2,000 amps @ 480 volts (3-phase) - Entire building
- 174 car parking
- 50' x 52' (60' staging bays) | 310' depth
- Built in 2019
- R.E. Taxes: \$2.49 PSF (2025)
- CAM: \$1.05 PSF
- Lease Rate: Subject to offer

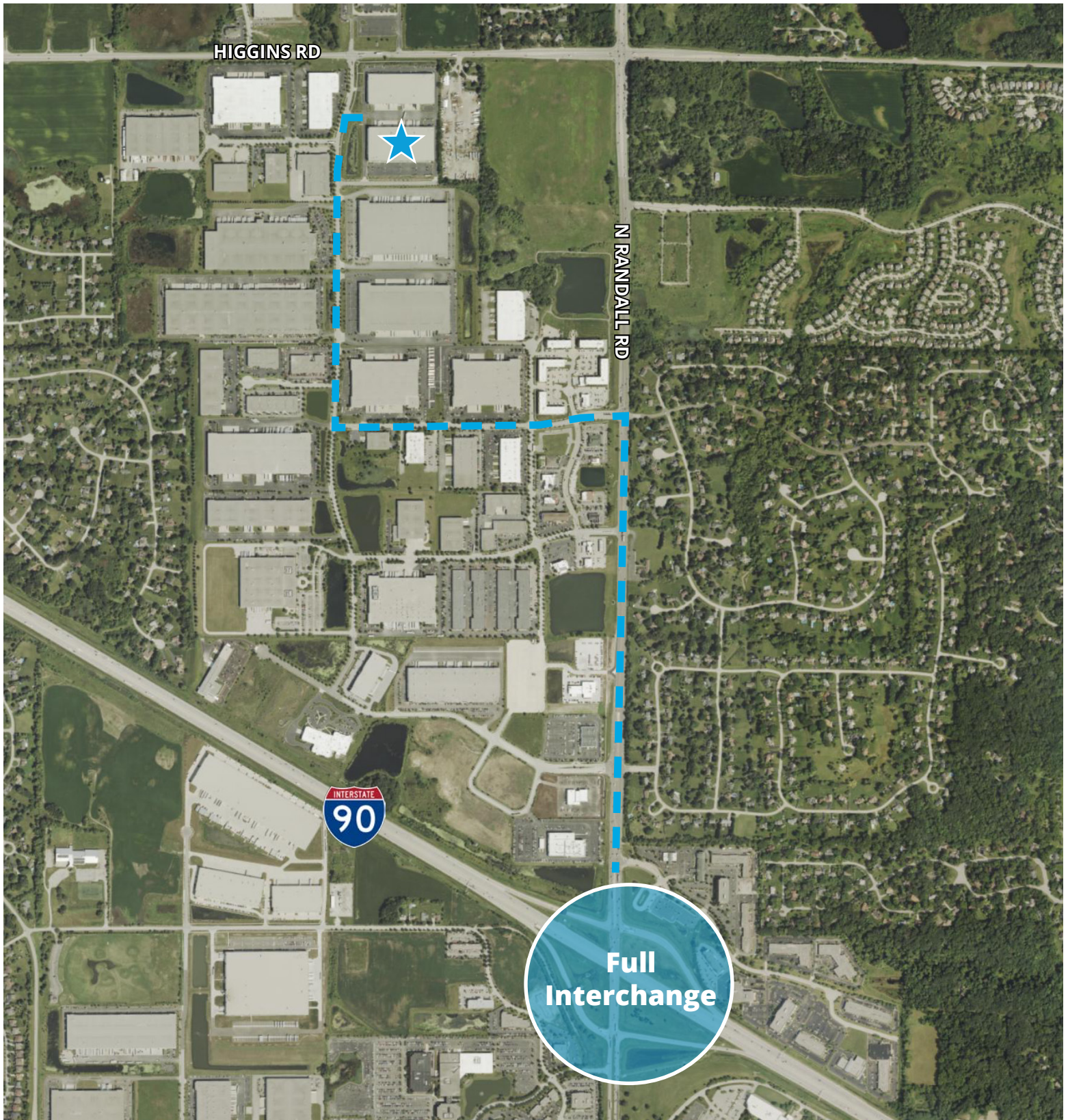
Highlights

- Class A retail amenities within the business park
- Highly desirable Kane County location
- Immediate access to I-90 via Randall Road

Site Plan



Location & Access



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