

AVAILABLE FOR LEASE  
**305 CORPORATE DRIVE**  
 ELGIN, IL 60123



**BUILDING SPECIFICATIONS:**

<b>BUILDING SIZE:</b>	431,318 SF
<b>AVAILABLE:</b>	125,000 SF
<b>OFFICE:</b>	3,854 SF
<b>SITE SIZE:</b>	20.68 AC
<b>CLEAR HEIGHT:</b>	30'
<b>SPRINKLER:</b>	ESFR
<b>POWER:</b>	400 Amps @ 240/480 Volt - 3 Phase
<b>LOADING:</b>	<ul style="list-style-type: none"> <li>› Twenty-one (21) docks (expandable)</li> <li>› One (1) drive-in-door</li> </ul>
<b>CAR PARKING:</b>	75 (expandable)
<b>COMMENTS:</b>	<ul style="list-style-type: none"> <li>› Shipping office with restrooms</li> <li>› High efficiency LED lighting</li> <li>› Located at 4-way interchange at I-90 &amp; Route 31</li> <li>› High image pre-cast construction</li> <li>› Institutionally owned with professional property management</li> </ul>



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OWNED BY:  
**STAG**  
 INDUSTRIAL

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