

4,000 SF Available

634 Schneider Drive
South Elgin, IL 60177



SPECIFICATIONS

BUILDING SIZE	4,000 SF
OFFICE AREA	1,000 SF
YEAR BUILT	1988
LOADING	1 DID (12' x 14') 1 Ext. Dock
CEILING HEIGHT	14' – 20' Clear
ZONING	I – Industrial District
HVAC	Central Heat & Air (Office) Truss Mounted Heater (WH)
SPRINKLERED	Wet
PARKING	5+ Spaces
PIN	06-26-352-008
2024 RE TAXES	\$8,330 (\$2.08 PSF)
SALE PRICE	Subject to Offer

WHY 634 Schneider Drive?

- ✓ Triple Catch Basin Floor Drains in Warehouse
- ✓ Extra Storage on Mezzanine – Not Included in Total Square Footage
- ✓ Low Kane County Taxes
- ✓ Existing Air Lines
- ✓ Power Distributed in Warehouse
- ✓ Funded HOA for Future Site Improvements

Contact

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