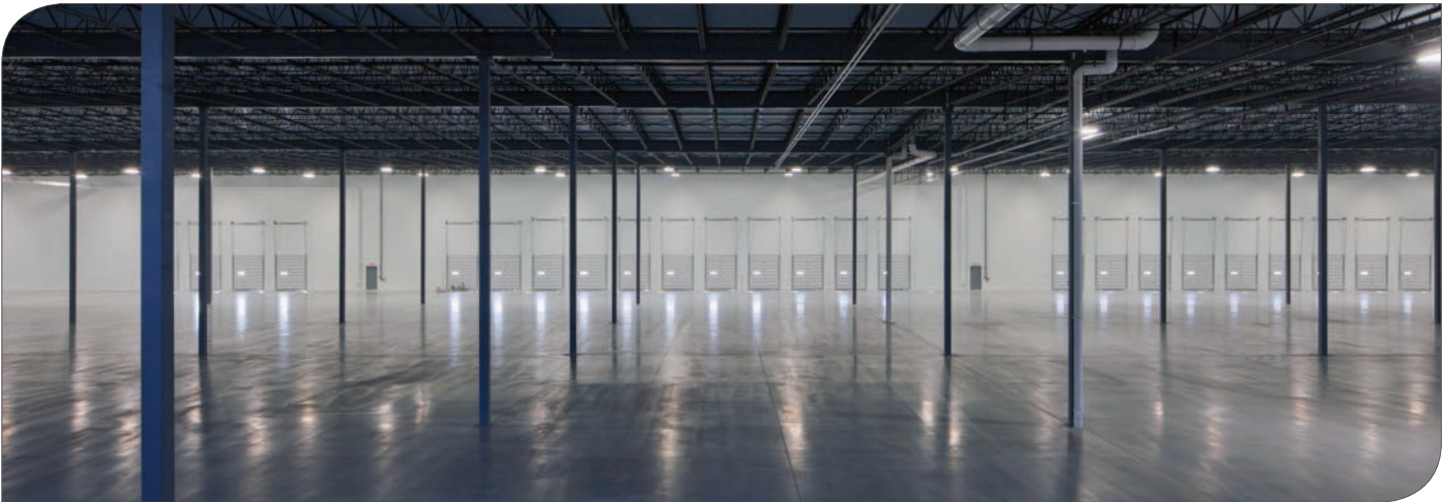


**64,624 SF
AVAILABLE FOR LEASE**



FOX RIVER WEST BUSINESS PARK
2801 ALFT LANE, UNIT 200, ELGIN, IL 60124



Kenneth Franzese
Principal
kfranzese@lee-associates.com
D 773.355.3005

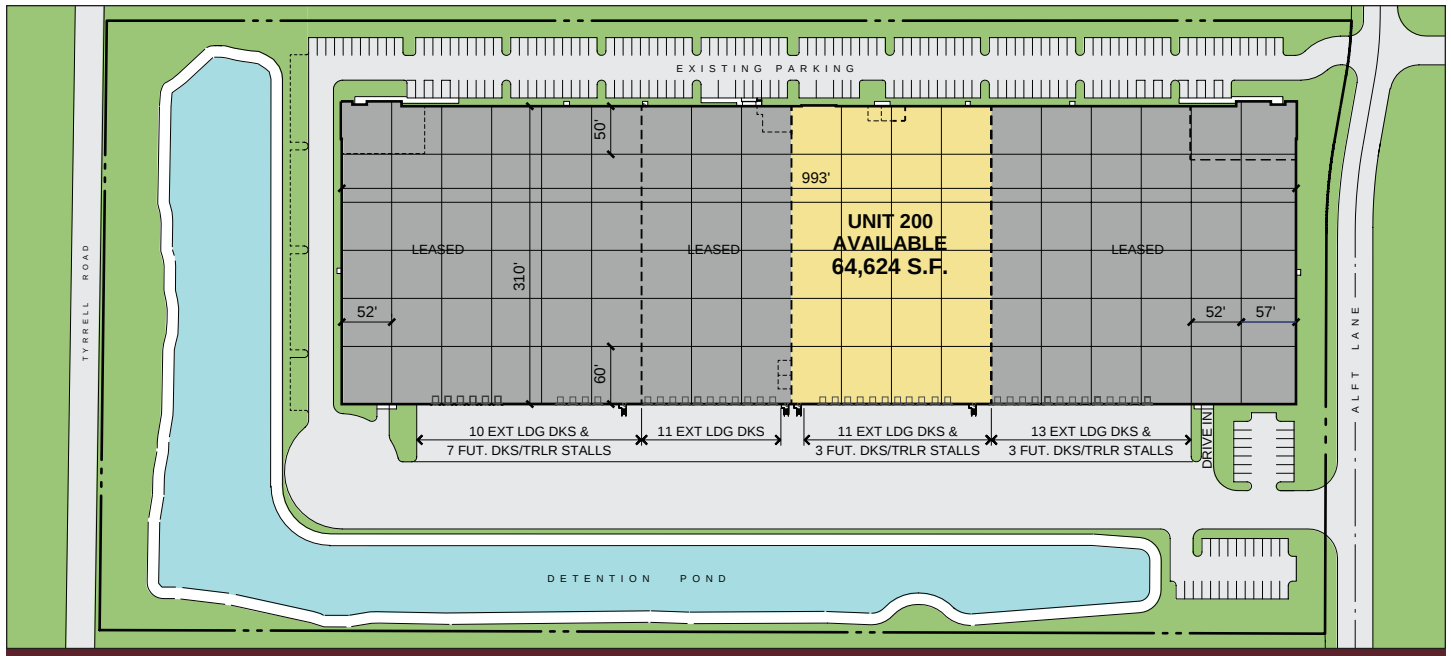
John Cassidy
Principal
jcassidy@lee-associates.com
D 773.355.3006

Owned By:
CABOT

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AVAILABLE FOR LEASE

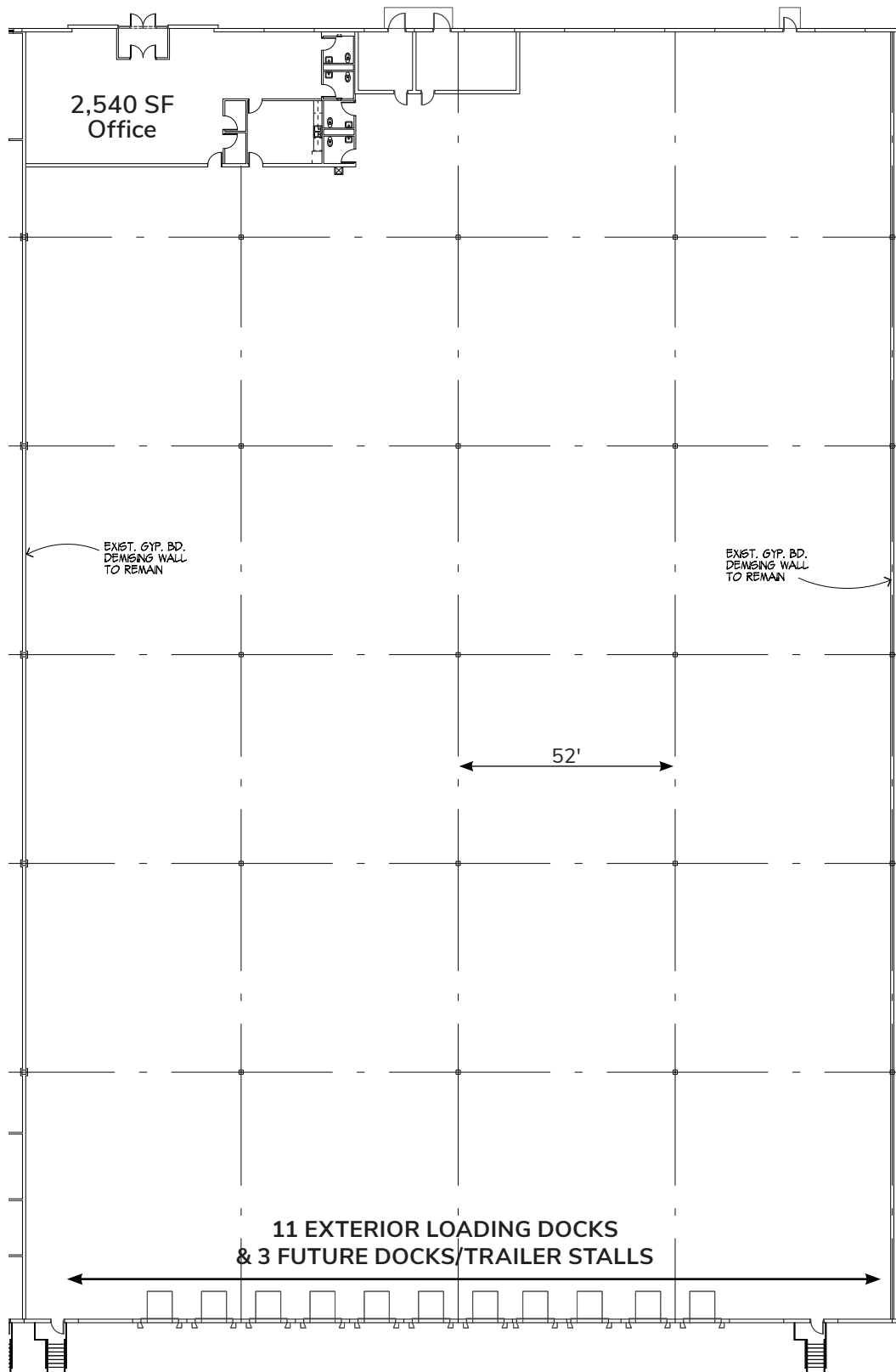
2801 ALFT LANE, UNIT 200
ELGIN, ILLINOIS 60124



BUILDING SPECIFICATIONS:

BUILDING SIZE:	308,455 SF	CLEAR HEIGHT:	32'
AVAILABLE:	Unit 200: 64,624 SF	LOADING:	> 11 exterior truck level docks (expandable to 14) > Drive-in door available
OFFICE:	2,540 SF (or to suit)	SPRINKLER:	ESFR System
SITE SIZE:	18.65 acres	AUTO PARKING:	53 spaces (expandable)
BAY SIZE:	52' x 50' (60' speed bays)	OCCUPANCY:	Immediate
COMMENTS:	> North Kane Submarket > High image pre-cast construction > Brand new "Class A" business park > Located ¼ mile from 4-way Interchange at I-90 and Randall Rd.		

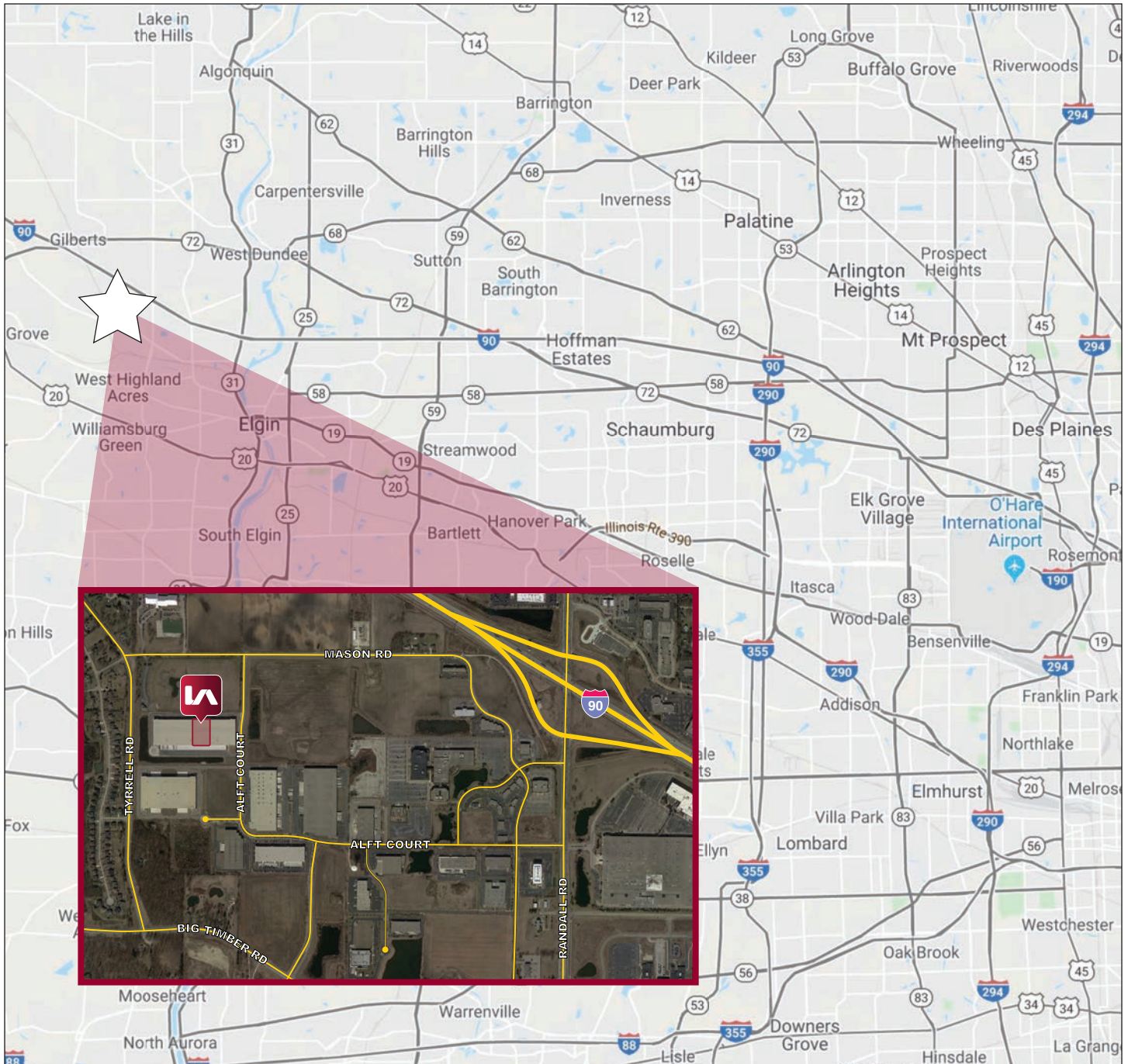




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