

**±13,640 SF  
FOR LEASE**



**840 CHURCH ROAD**  
ELGIN, ILLINOIS 60123

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## BUILDING SPECIFICATIONS:

**BUILDING SIZE:** ±13,640 SF

**OFFICE:** ±2,500 SF

**SITE SIZE:** 1.84 acres

**CLEAR HEIGHT:** 14'6"

**LOADING:** » Seven (7) drive-in doors  
» One (1) outside dock

**PARKING:** ±36 cars (expandable to 100+)

**POWER:** 800 amps @ 480 volts

**YEAR BUILT:** 1991

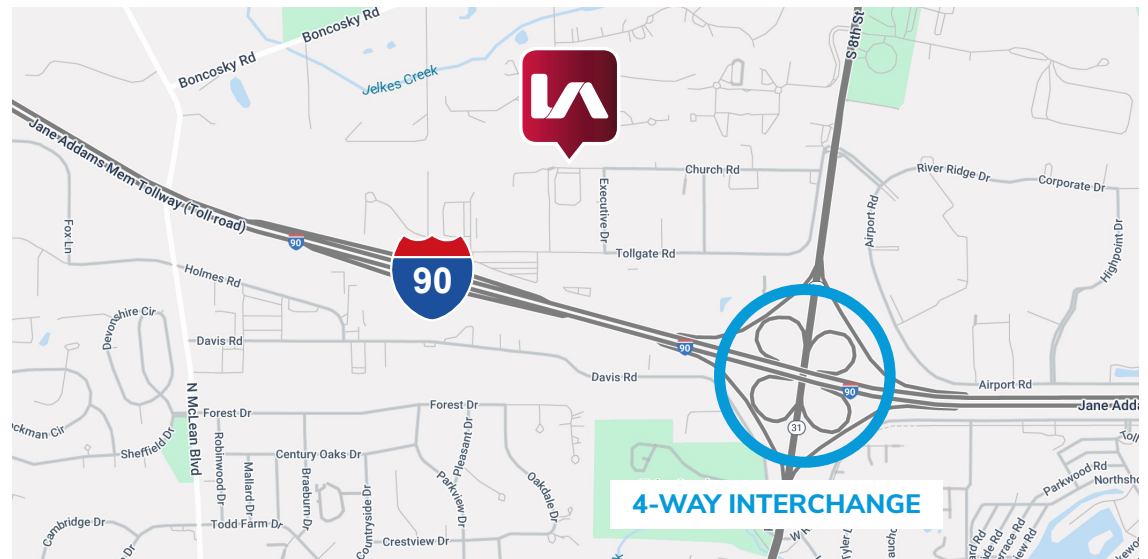
**SPRINKLER:** Fully

**TAXES:** \$2.81 PSF (est. for 2026)  
PIN: 03-33-426-005

**LEASE RATE:** Subject To Offer

**COMMENTS:**

- » Rare free-standing building on large site
- » Site allows for additional parking capacity
- » Outside storage available
- » Strategic North Kane location
- » Immediate expressway accessibility via 4-way interchange at I-90 and Route 31
- » Ideal for vehicle/equipment storage with drive-through capability



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