

**150,056 SF (DIVISIBLE TO $\pm 75,000$ SF)
FOR SALE / LEASE**



RANDALL CROSSINGS BUSINESS PARK
2770 ALFT COURT, ELGIN, ILLINOIS 60124

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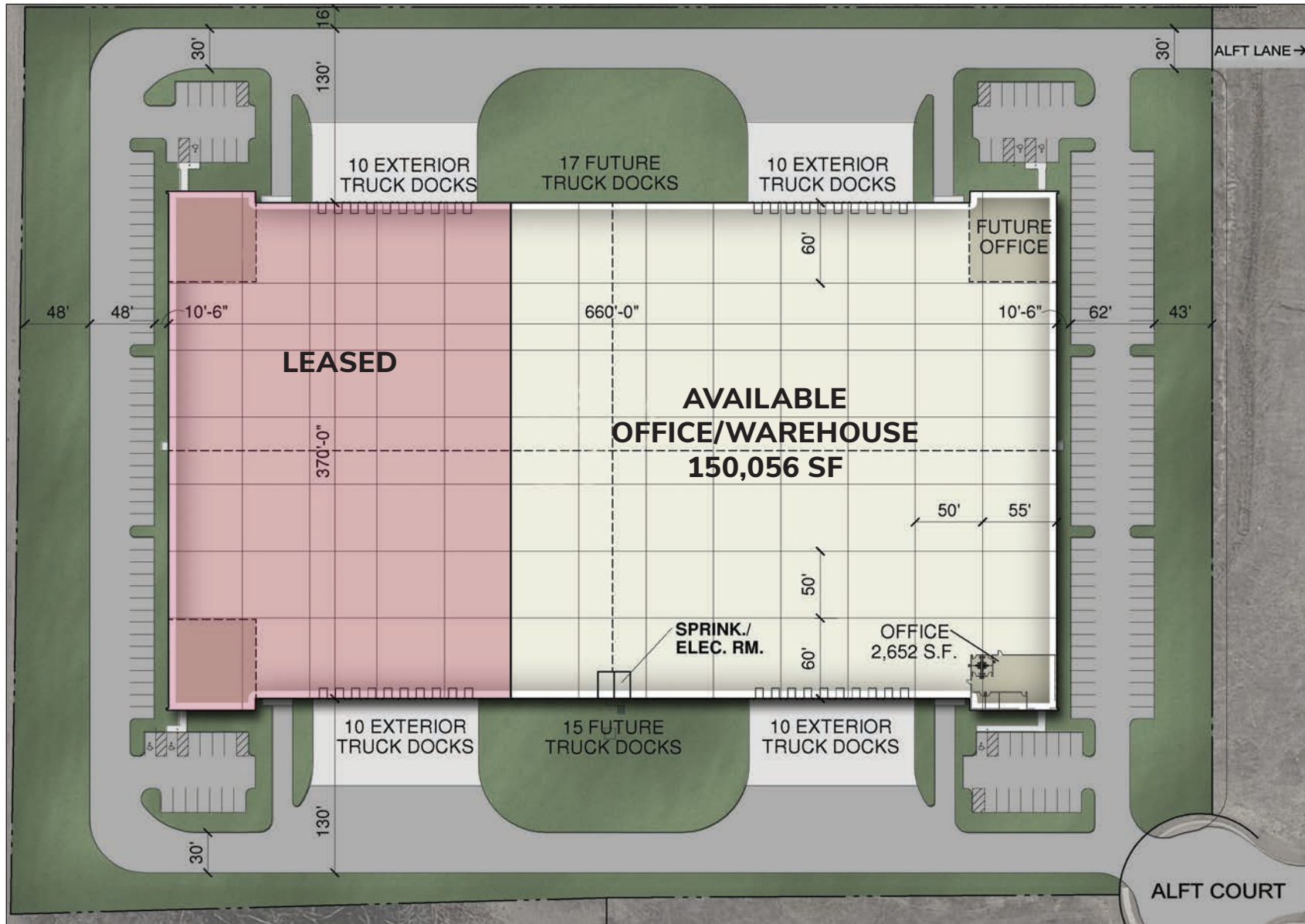
Developed By:
MOLTO
PROPERTIES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR SALE / LEASE

2770 ALFT COURT

ELGIN, ILLINOIS 60124



BUILDING SPECIFICATIONS:

BUILDING SIZE: 246,446 SF

AVAILABLE SIZE: 150,056 SF (divisible to $\pm 75,000$ SF)

OFFICE: 2,652 SF

SITE SIZE: 13.51 acres

CLEAR HEIGHT: 32'

LOADING:

- › 20 exterior docks (expandable)
- › 2 drive-in doors (expandable)

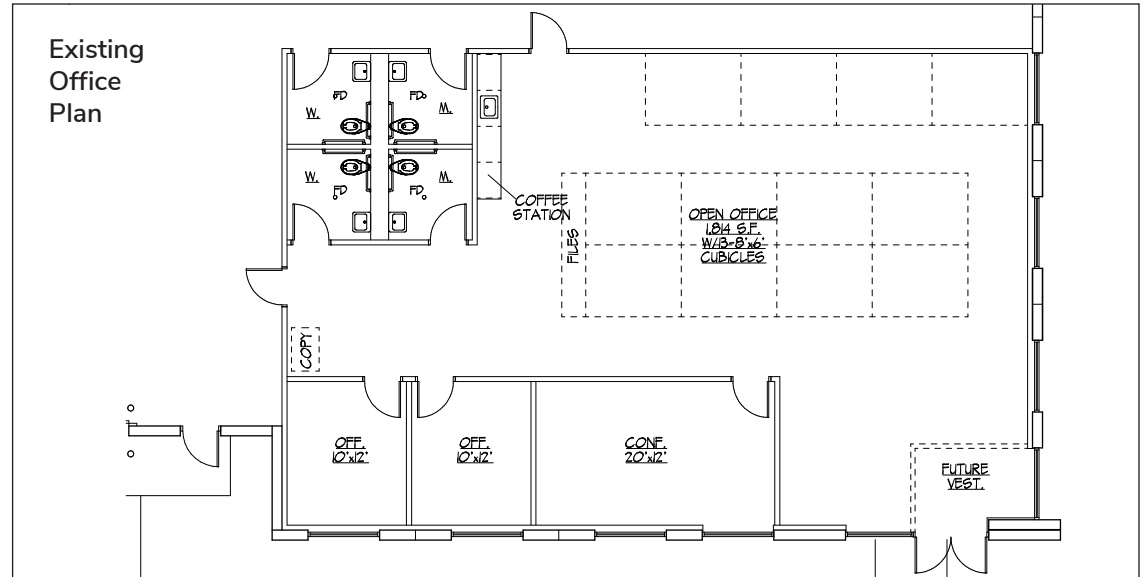
PARKING: 142 spaces (expandable)

POWER: 1,000A @ 277/480V, 3-phase service

REAL ESTATE TAXES: \$1.65 PSF (estimate)

COMMENTS:

- › New construction!
- › Located ¼ mile from 4-way interchange at I-90 & Randall Road
- › Available for lease or purchase
- › Pretigious business park environment
- › Low Kane County taxes
- › Trailer parking available



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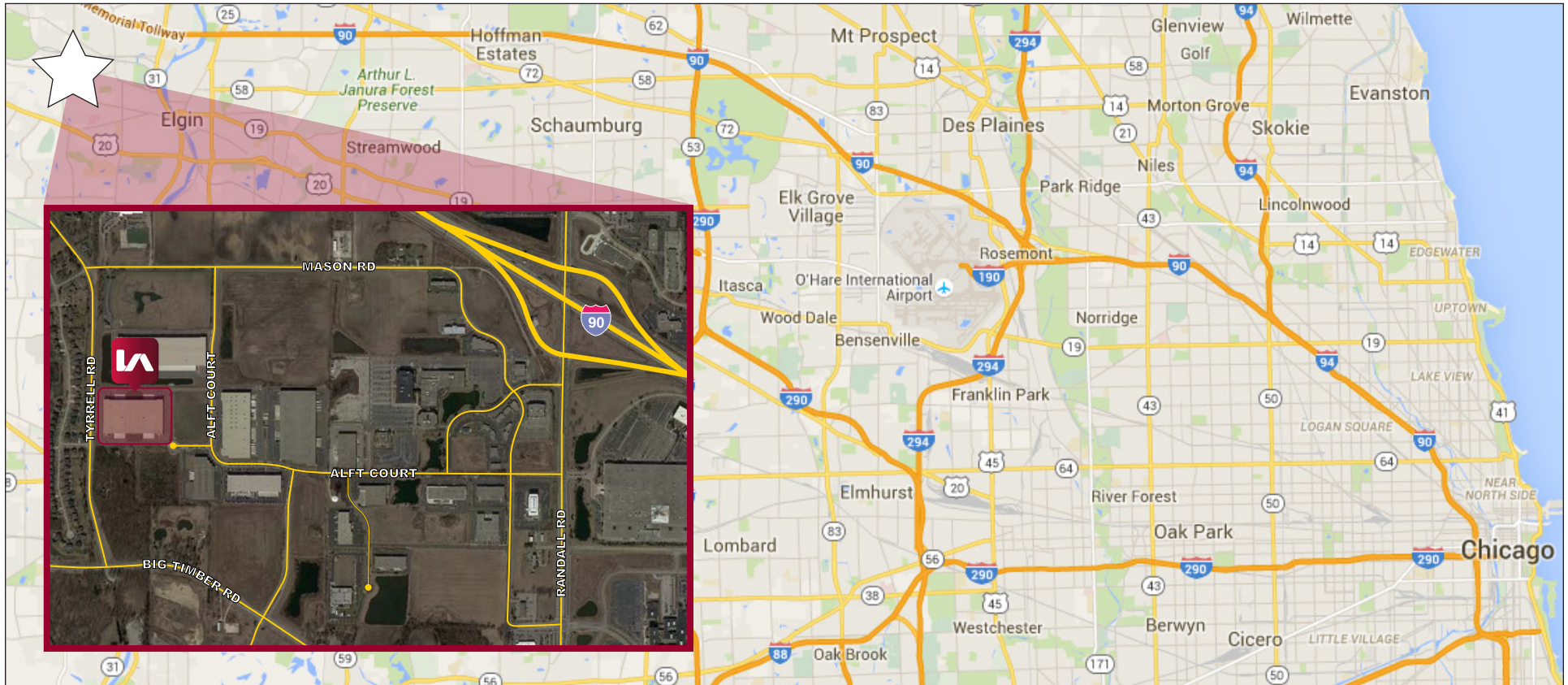
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