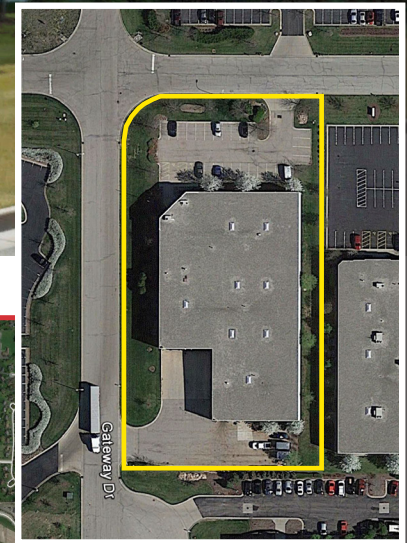


FOR SALE OR LEASE

28,500 SF

Freestanding Warehouse

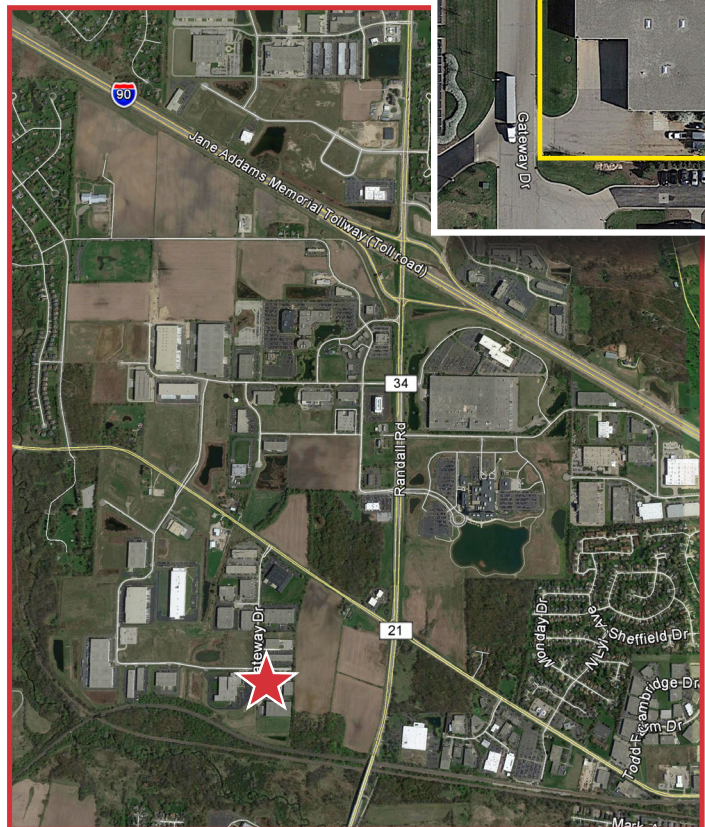


## 1201 Gateway Drive

Elgin, IL

### Property Features

- 28,500 SF available
- 1.77 acres
- 2,500 SF office
- 22' clear height
- 3 exterior docks
- 2 drive-in doors
- 34 car parking
- Zoned GI - General Industrial
- Corner location with easy access to I-90
- 2016 Taxes: \$68,129 (\$2.39 PSF)
- PIN: 06-05-428-004
- Lease rate: Subject to offer
- Sale price: \$2,109,000 (\$74.00 PSF)



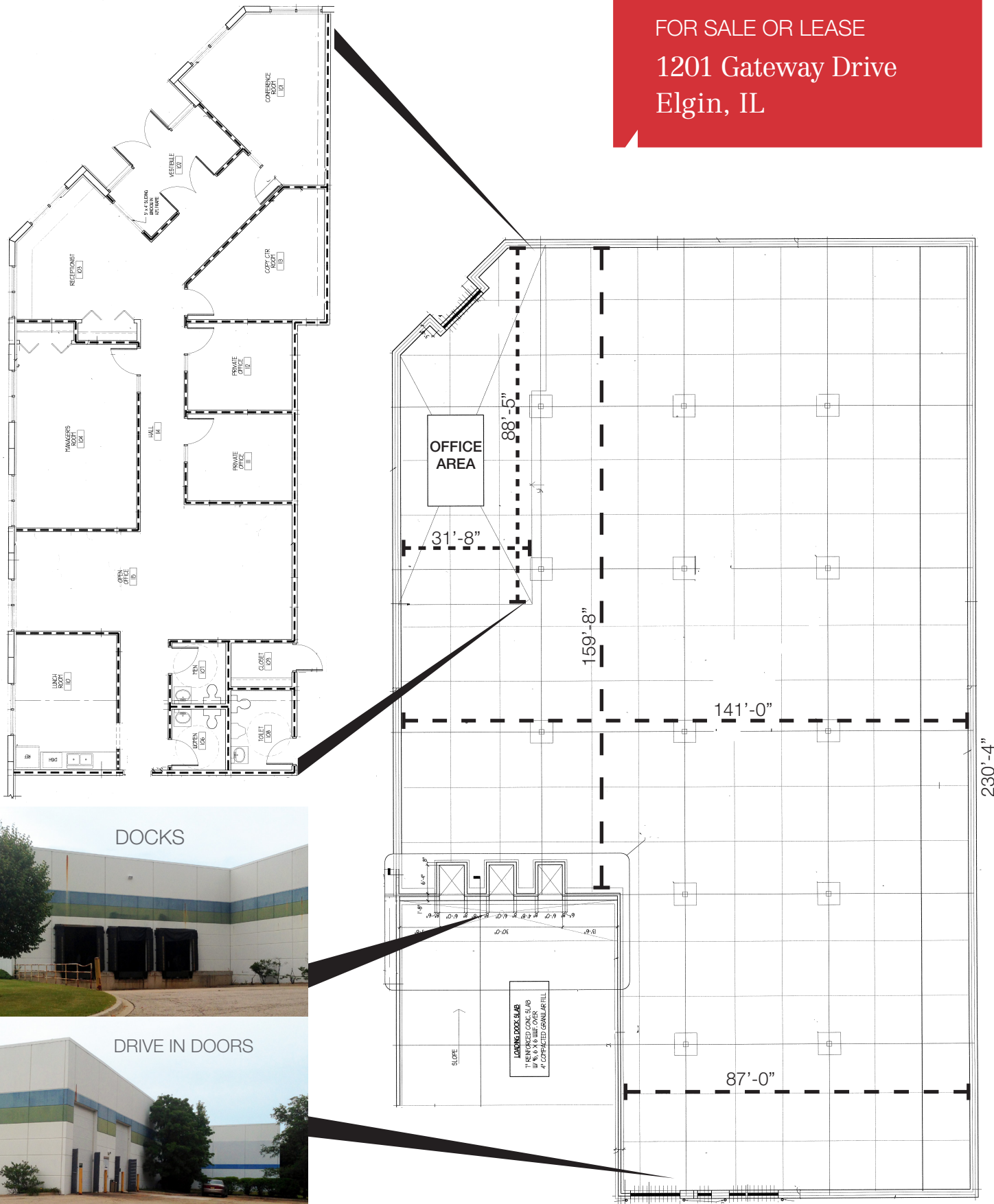
**Bruce Granger** | 630 693 0648 | bgranger@hiffman.com | www.brucegranger.com



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