

# 2750–2756 ALFT LANE, ELGIN 89,536 SF FOR LEASE (DIVISIBLE)



## BUILDING SPECIFICATIONS:

**BUILDING SIZE:** 225,205 SF

**AVAILABLE:**

- 2750 Alft: 56,049 SF
- 2756 Alft: 33,487 SF
- Combined Unit: 89,536 SF

**OFFICE:**

- 2750 Alft: 3,527 SF
- 2756 Alft: 3,326 SF
- Combined Unit: 6,853 SF

**SITE SIZE:** 10.16 Acres

**BAY SIZE:** 50' x 48' (Typical) / 60' Staging Bay

**CLEARANCE:** 32'

**LOADING:**

- 2750 Alft: 12 Exterior Docks, 1 DID
- 2756 Alft: 7 Exterior Docks, 1 DID
- Combined Unit: 19 Exterior Docks, 2 DID

**ELECTRICAL SERVICE:** 800 Amps @ 480 Volts

**TAXES:** \$2.18 PSF (2020)

**LEASE RATE:** Subject to Proposal

**COMMENTS:**

- ¼ Mile From Full Interchange at Randall Road and I-90
- Prestigious Business Park Environment
- Kane County Taxes



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

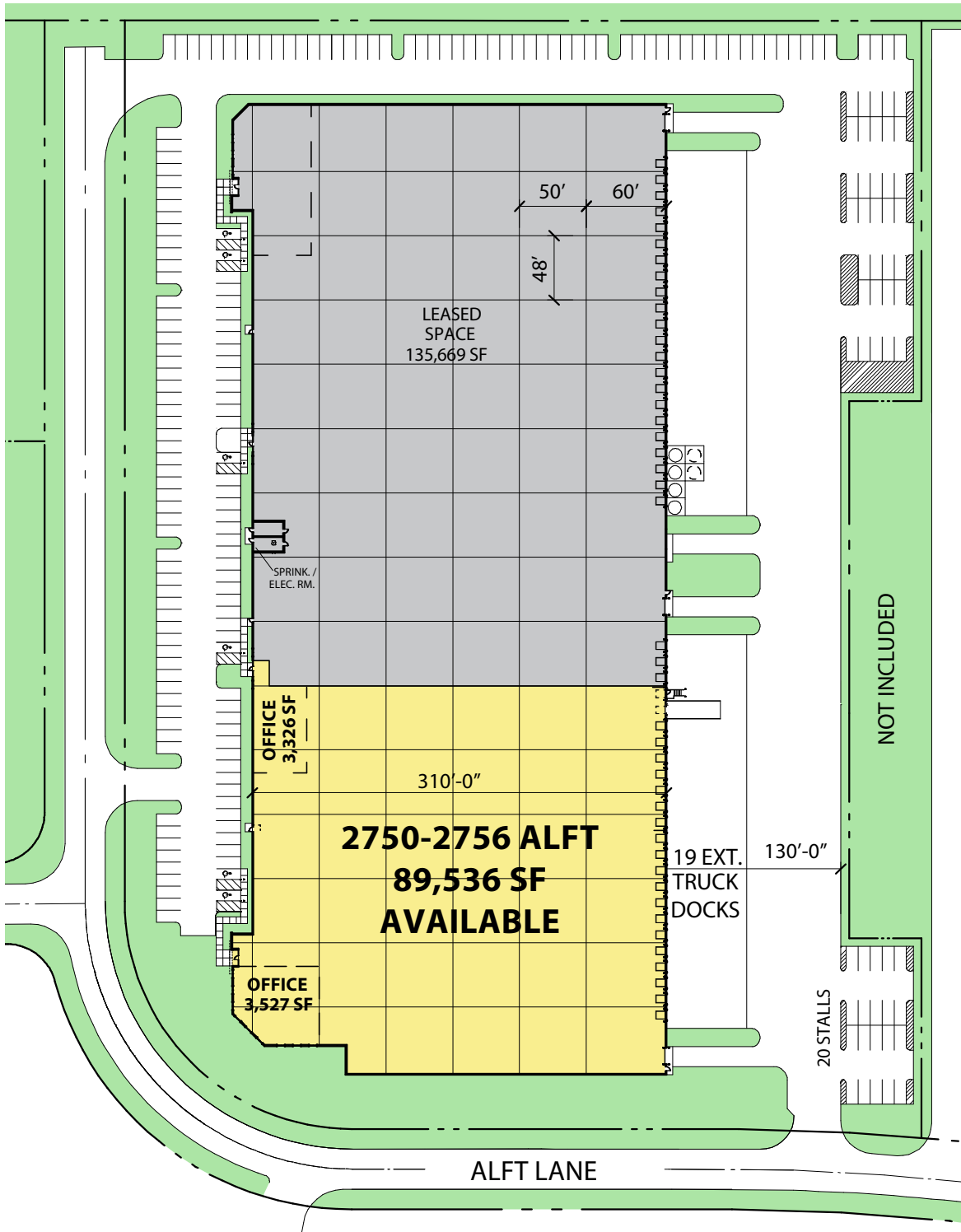
**John Cassidy, SIOR**  
Principal  
jcassidy@lee-associates.com  
D 773.355.3006

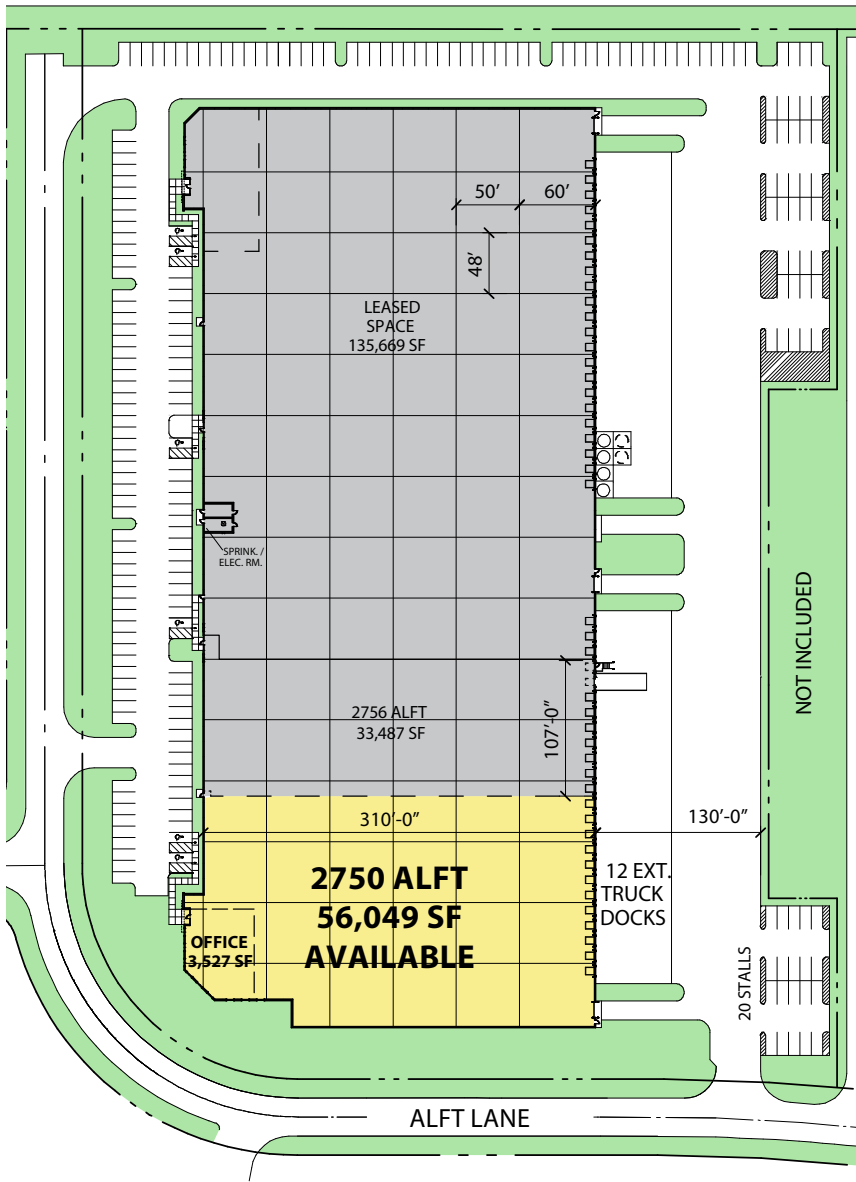
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal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

AVAILABLE FOR LEASE

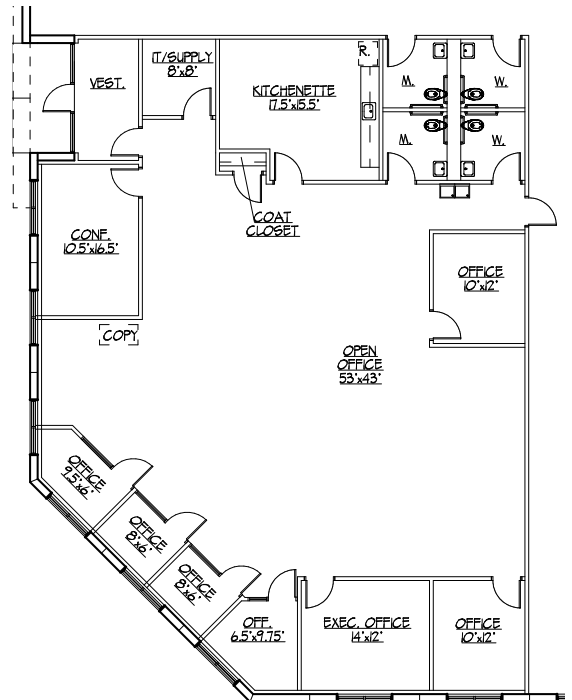
2750-2756 ALFT LANE

ELGIN, ILLINOIS





**OFFICE PLAN**



AVAILABLE FOR LEASE

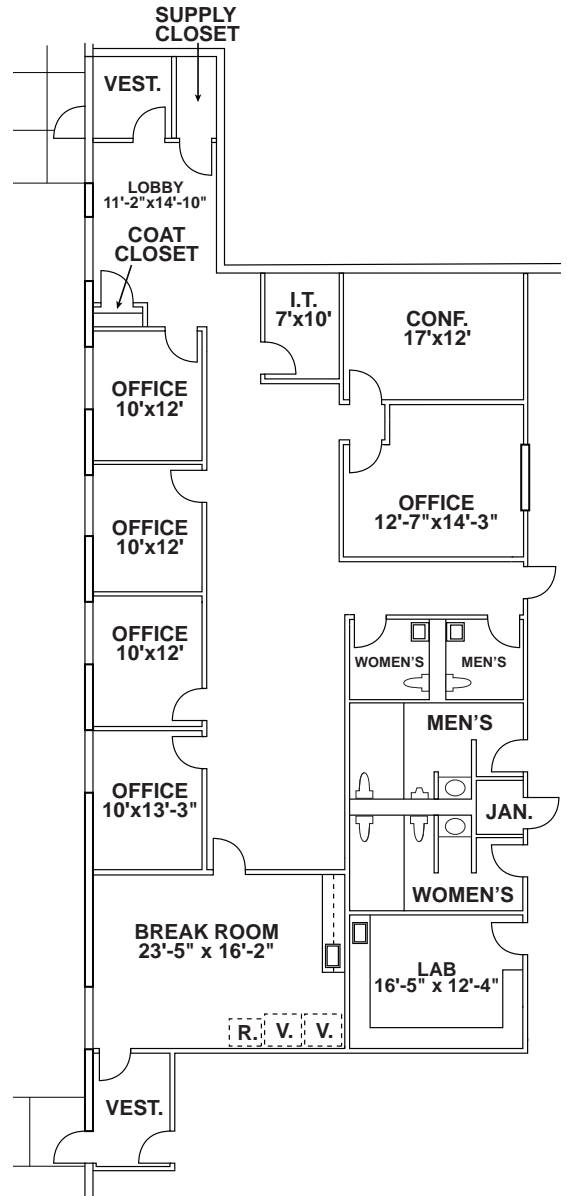
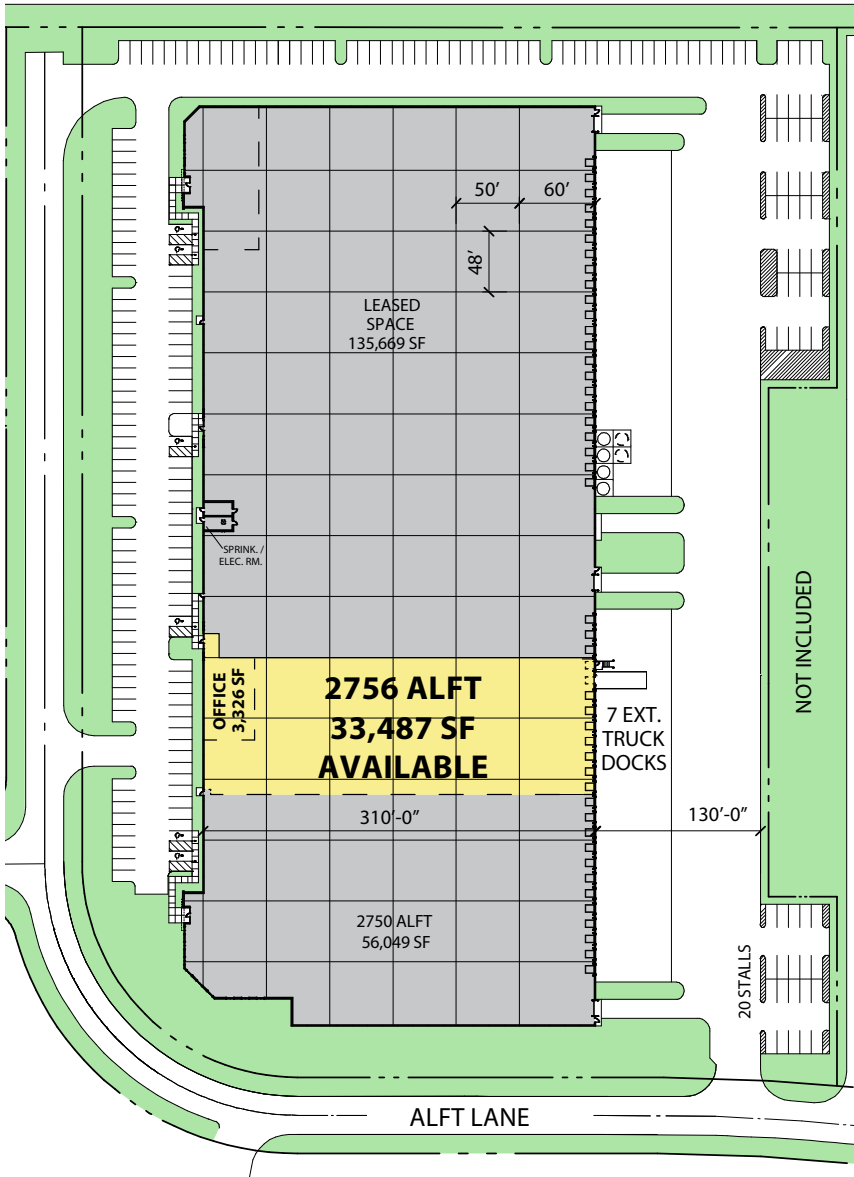
2750-2756 ALFT LANE

ELGIN, ILLINOIS



COMMERCIAL REAL ESTATE SERVICES

OFFICE PLAN



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

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

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.