



PROPERTY PROFILE

21,734 S.F. Unit
1329 Gateway Dr.
Elgin, IL 60120

Building Description:	Modern Precast Multi-Tenant 104,000 square foot Industrial building
Office:	5,200 S.F.
Land:	Approximately 5 Acres
Sprinkler:	ESFR System
Ceiling Height:	32' Clear
Loading:	2 Exterior Depressed Docks
Heat:	Gas
Power:	400 Amp. 480 Volt
Bay Size:	35' X 40'
Parking:	38 Auto's
Taxes:	\$2.01 P.S.F.
CAM:	\$0.50 P.S.F.
Year Built:	2004
Possession:	Immediate
Lease Price:	\$7.95 P.S.F. Gross (includes R.E taxes and CAM)
Comments:	Modern high cube warehouse/production space well located near I-90 tollway and with high end fully air-conditioned office suite.
Contact:	G. Pat Ryan 847.361.7871 gpat@ccrofchicago.com
Contact:	R. Mura Rmura@ccrofchicago.com 847.858.9827