

159,000 SF  
AVAILABLE

INDUSTRIAL

## RANDALL POINT BUSINESS PARK Lot 7

1380 Madeline Lane, Elgin, IL 60124  
159,000 SF Available (Divisible)

### Area Amenities

- » Located within the 55-acre Randall Point Business Park
- » Full interchange access off I-90 and Randall Road
- » Low Kane County taxes
- » Customized economic incentives
- » Highly skilled labor force



HILLWOOD  
9525 Bryn Mawr Avenue | Ste 975 | Rosemont, IL 60018  
www.hillwood.com

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PANCOR  
2175 Point Boulevard | Ste 125 | Elgin, IL 60123  
www.pancor.com



For Leasing Information:

**CBRE**

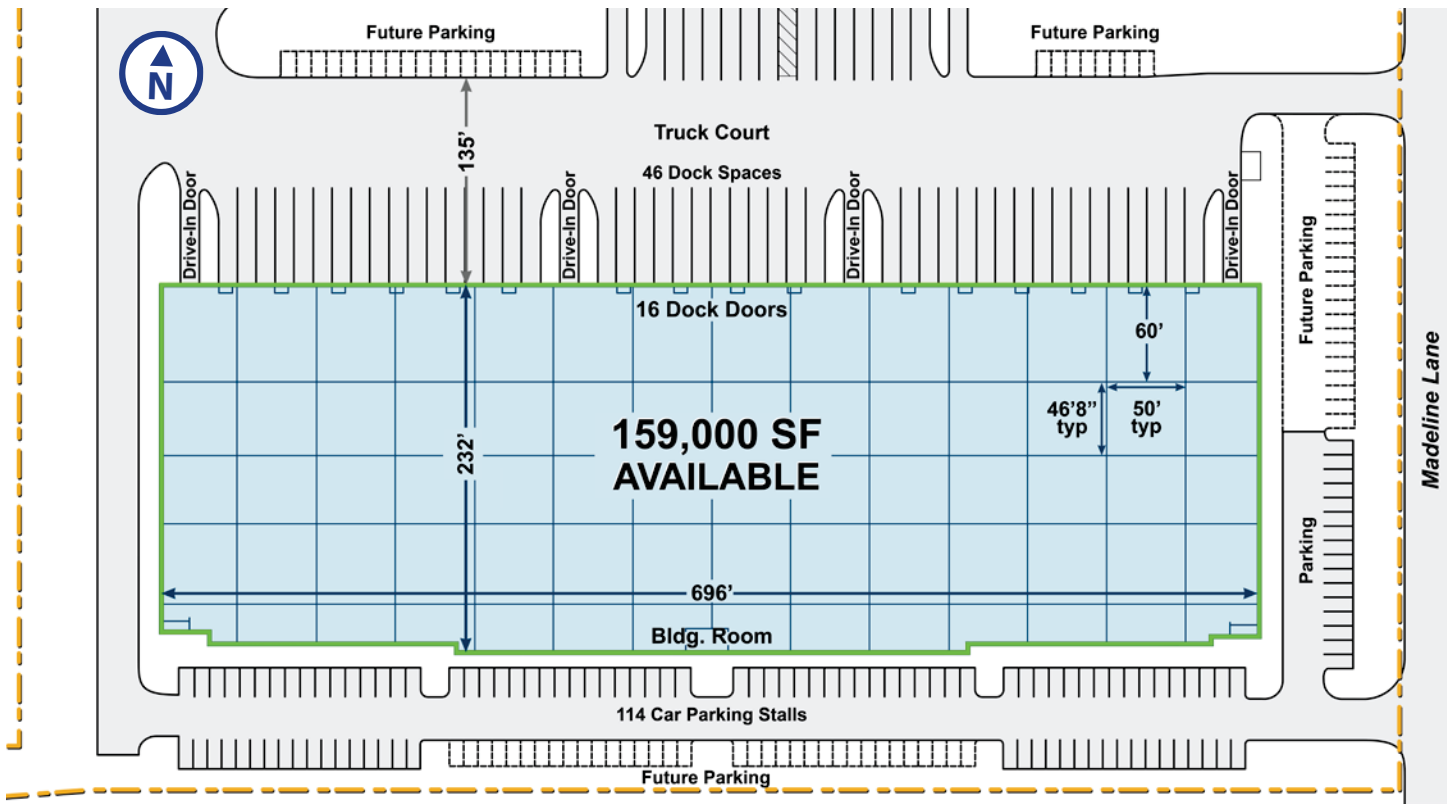
20 N. Martingale Road, Ste 100 | Schaumburg, IL 60173  
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# RANDALL POINT BUSINESS PARK – LOT 7

1380 Madeline Lane, Elgin, IL 60124



## Building Features

- » 159,000 SF (divisible) on 9.33 acres
- » ESFR sprinkler system with K-17 sprinkler heads
- » 32' clear height
- » T5 lights with occupancy sensors
- » 45 mil EPDM ballasted roof
- » Rear load configuration
- » 46'8" x 50' column spacing; 60' in staging bays
- » 16 – exterior docks (expandable up to 46)
- » 16 – 35,000 lb. dock levelers
- » 4 – drive-in doors
- » 135' North truck court
- » 114 – auto parking spaces
- » Electrical 2,000 amp/480 volt, 3-phase
- » Natural illumination 3' x 6' clerestory windows