

**1135 JANSEN FARM DRIVE, ELGIN, IL**  
**±15,366 SF AVAILABLE FOR SALE / LEASE**

**FREE STANDING BUILDING ON 2 ACRES**  
**A/C Showroom / High Parking Ratio**



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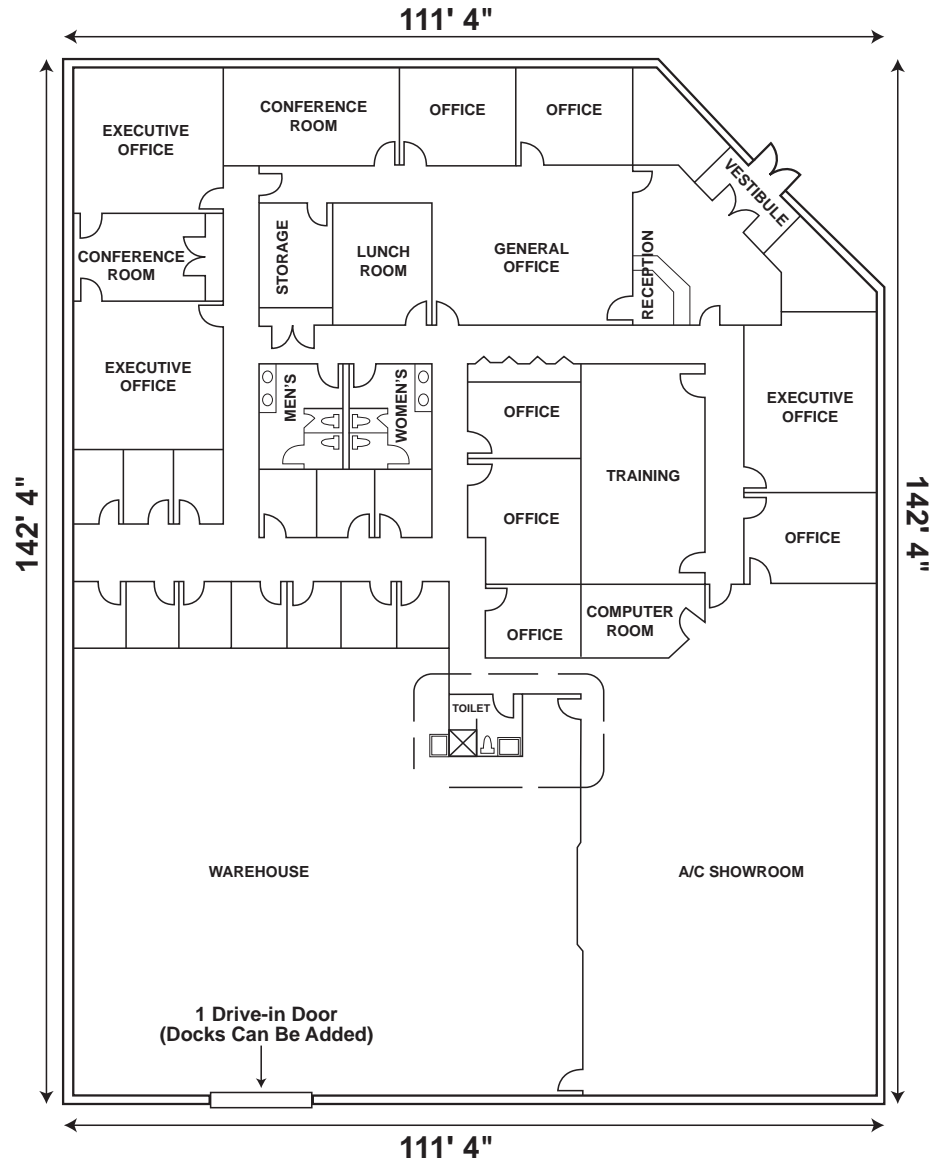
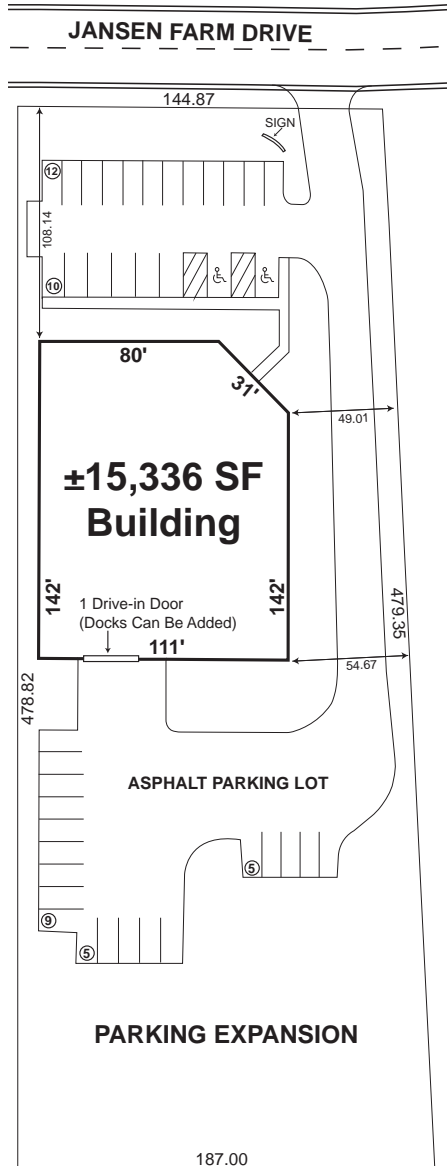
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AVAILABLE FOR SALE / LEASE

1135 JANSEN FARM DRIVE

ELGIN, ILLINOIS 60123



## BUILDING SPECIFICATIONS:

AVAILABLE: ±15,366 SF

SITE SIZE: ±2.00 acres

CLEARANCE: 18'

LOADING: ◇ 1 drive-in door  
◇ Up to two (2) exterior docks can be added

PARKING: 40 spaces (expandable)

TAXES: \$2.24 PSF (payable 2019)

SALE PRICE: \$1,450,000 (\$94.55 PSF)

LEASE RATE: Subject to proposal

COMMENTS: ◇ High image corporate facility  
◇ Large land site which can accommodate a building/parking expansion and/or outside storage  
◇ 80% air-conditioned  
◇ Showroom area  
◇ Low Kane County taxes



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