

PARK 90
ELGIN

30,000 - 376,918 SF AVAILABLE

NEW CONSTRUCTION - AVAILABLE NOW



GRECO | DEROSA
INVESTMENT GROUP



2900 ALFT LN | 2870 ALFT LN | 2600 MASON RD

EXCLUSIVELY LISTED BY:

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NAHiffman
Commercial Real Estate Services, Worldwide.

PARK 90 ELGIN

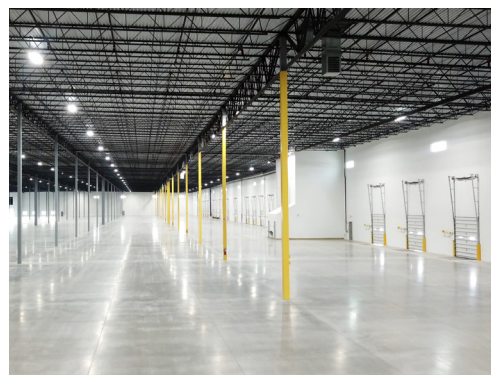


PROPERTY HIGHLIGHTS

- Drive-in-Doors are 12'x14' electric motor operated
- 7" Unreinforced, 4000 PSI Floor
- ESFR Sprinklered - K17 Heads (K22 at 2900 Alft)
- HVAC Roof Top Mounted 80/20 Makeup Air Units
- LED Lighting at 30 FC with motion sensors
- AT&T Fiber delivered to each building
- Ballasted 45 Mil EPDM roof with 15-year warranty
- Significant trailer parking
- 100% concrete paving throughout development
- Ability to fully secure each property independently

DOCK PACKAGES

- 9' x 10' exterior docks
- 40,000 lb levelers
- Z-guards on all tracks mounts
- R14 Insulated doors with two-vision panels & smooth back
- Upgraded 25,000 cycle springs
- Dock seals & heavy duty laminated bumpers
- LED dock lights
- Quad outlets at every dock position
- Conduits installed for dock restraints



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BUILDING SPECS

2900 ALFT LANE
376,918 SF | Divisible to 75,000 SF

- 36' Clear Height
- Office To Suit
- 34 Exterior Docks (Expandable to 73)
- 2 Drive-in-Doors
- 3000A @ 480/277V 3-Phase, 4 Wire Power (Expand to 4000A)
- 298 Car Parking
- 77 Trailer Parking

2870 ALFT LANE
155,174 SF | Divisible to 40,000 SF

- 32' Clear Height
- Office To Suit
- 16 Exterior Docks (Expandable to 36)
- 2 Drive-in-Doors
- 1200A @ 480/277V 3-Phase, 4 Wire Power (Expand to 2400A)
- 156 Car Parking

2600 MASON ROAD
106,173 SF | Divisible to 30,000 SF

- 32' Clear Height
- Office To Suit
- 13 Exterior Docks (Expandable to 27)
- 2 Drive-in-Doors
- 1200A @ 480/277V 3-Phase, 4 Wire Power (Expand to 2400A)
- 118 Car Parking



Owned By:



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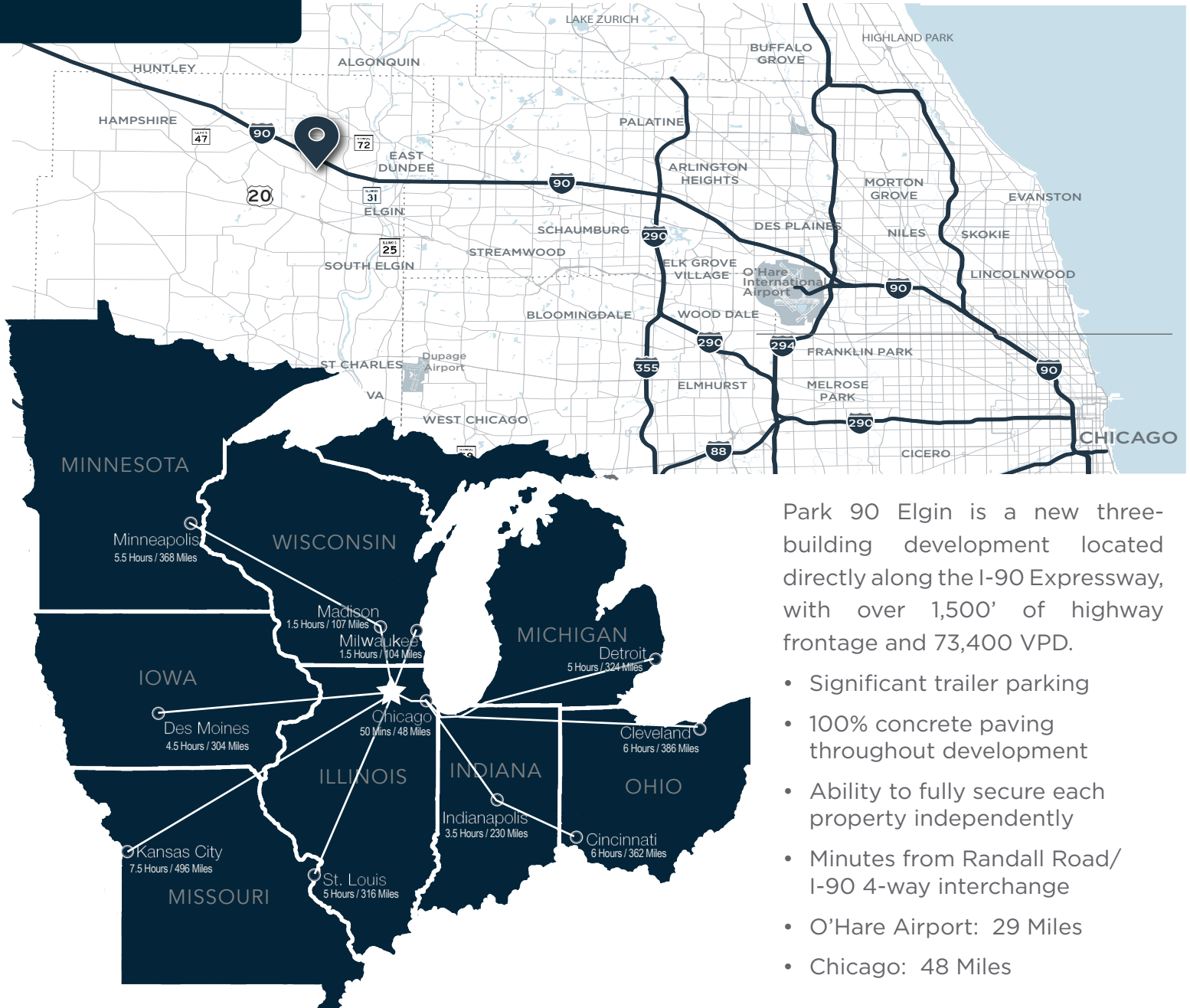
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Park 90 Elgin is a new three-building development located directly along the I-90 Expressway, with over 1,500' of highway frontage and 73,400 VPD.

- Significant trailer parking
- 100% concrete paving throughout development
- Ability to fully secure each property independently
- Minutes from Randall Road/ I-90 4-way interchange
- O'Hare Airport: 29 Miles
- Chicago: 48 Miles

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