



**Available 30,000 to 66,000 SF
Slough Business Center
2428-2432 Bath Road, Elgin, Illinois**

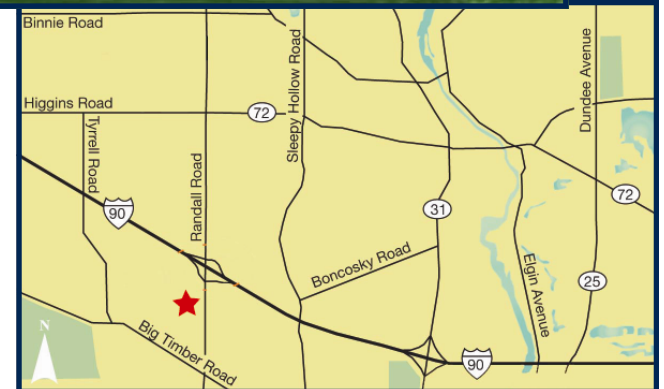
For additional information,
please contact:

Noel S. Liston
Principal
nliston@darwinrealty.com



Building Specifications

Available Size	65,772 SF
Building Size:	65,772 SF
Office:	To Suit (5% included in rate)
Land:	3.86 Acres
Ceiling Height:	24' Clear
Loading:	6 Exterior Docks; 2 Drive-in Doors
Parking:	126
Power:	1600 Amps @ 480 Volts
Sprinkler:	Fully; Wet
Lease Rate:	*\$3.50/sf Net (whole building)
Sale Price:	Subject to Offer
Real Estate Tax:	Kane County
Possible Divisions:	30,000 SF; 40,000 SF; 65,772 SF



Comments

- High quality standalone facility for sale or lease
 - Immediately south of I-90
 - Divisible to 30,000 SF
 - Low Kane County taxes

970 N. Oak Lawn Avenue
Suite 100
Elmhurst, IL 60126

Tel: 630-782-9520
Fax: 630-782-9531
www.darwinrealty.com

TO QUALIFIED TENANTS
MINIMUM 5-YEAR LEASE
YR 1 - \$3.50/SF NET
YR 2—\$5.00/SF NET

Submitted subject to error, change in status, or withdrawal without notice.



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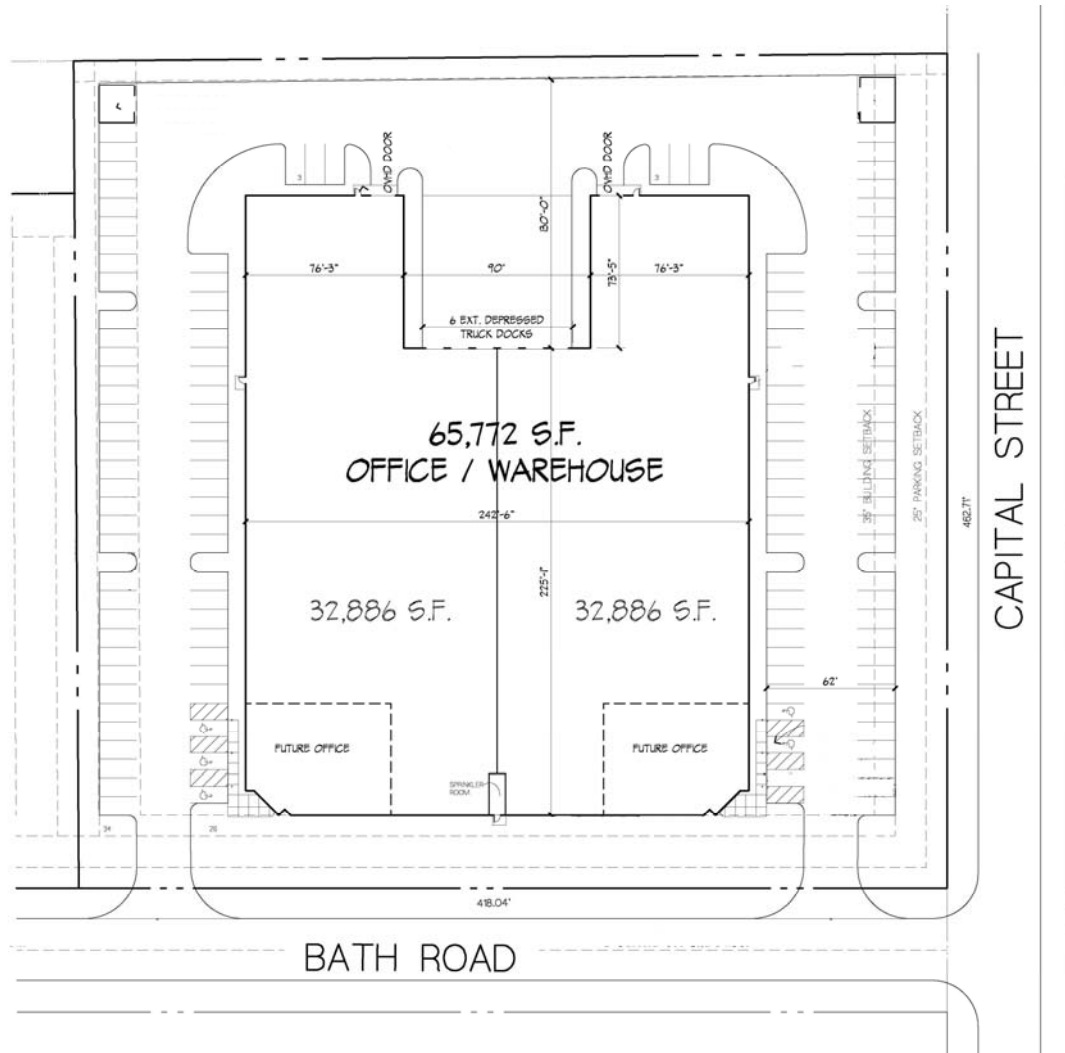
66,000 Square Feet Available For Sale or Lease

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