

Available for Lease

400-440 Airport Road

Elgin, Illinois



Under New Ownership



RIVER RIDGE BUSINESS CENTER

Wide Range of Permitted Uses:
Manufacturing/Industrial, Service Contractors,
Recreational, Executive Offices, etc.

Building Specifications:

Total Building Size: 225,699 SF on 13 Acres

Ceiling Height: 14'-22'

Loading:

- 8 Exterior Docks
- 17 Drive-In Doors

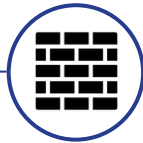
Sprinkler: Wet System



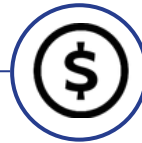
Easy Access to I-90
via Rt 31 Interchange



Above Standard Parking
±390 Spaces



Masonry
Construction



Low Kane
County taxes



Professionally Owned
& Managed

For Leasing Information Contact:



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Cory Kay

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MWI Property Group | 1211 W. 22nd Street, Suite 800, Oak Brook, IL 60523 | www.mwipropertygroup.com

No Warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.

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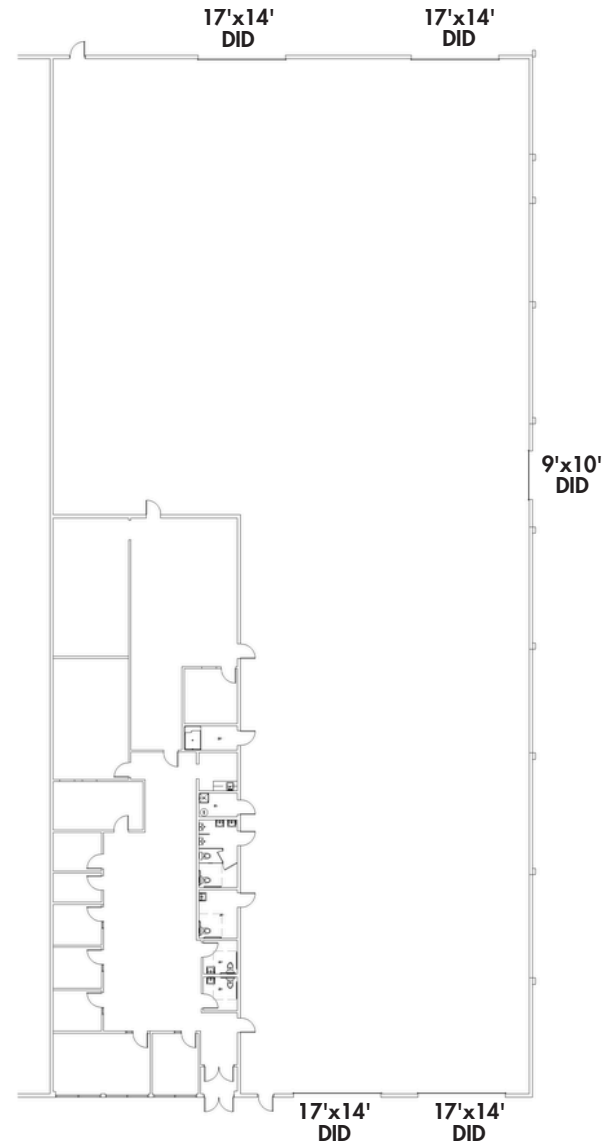
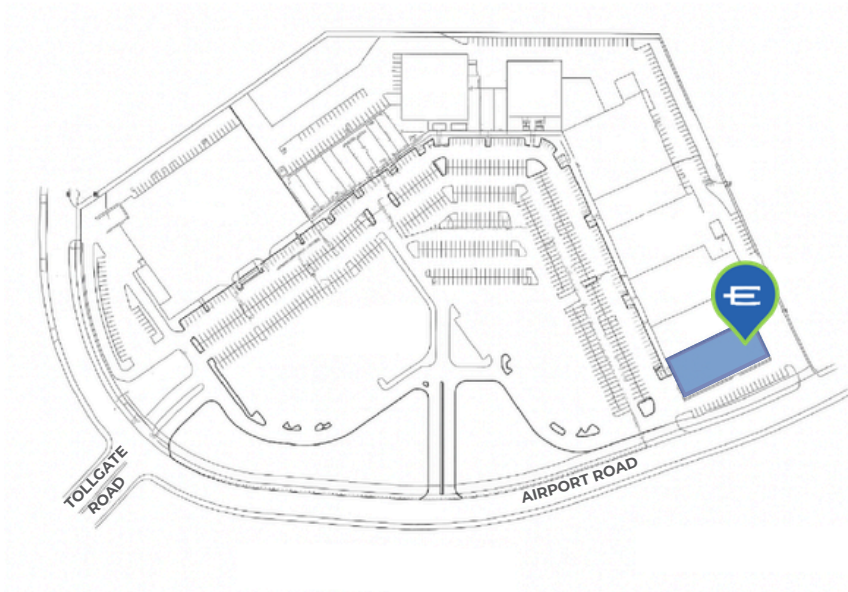


Unit 400 E

Unit Features:

Size:	21,510 SF
Office:	±4,730 SF
Loading:	Drive-In Doors: (4) 17'x14' & (1) 9'x10'
Ceiling Height:	18' - 19'
Power:	800 Amps @ 480 Volts, 3-Phase
Highlights:	• End Cap Unit • Drive-Through Capabilities • Newer LED Warehouse Lighting

Lease Rate: \$13.50 PSF (includes current RE Taxes & CAM)



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