

Offering Memorandum

FOR SALE

Class A | 18,450 SF

Industrial Building

Situated on +/- 2.12 Acres

- ▶ Extra Land for Building Expansion or Outside Storage

1525 HOLMES RD | ELGIN, IL

VERSA
REAL ESTATE SERVICES

VersaRES.com



An aerial photograph of a brick building with a flat roof. A tall flagpole stands in the foreground on a green lawn, flying the American flag. The building is surrounded by lush green trees and shrubs. The sky is clear and blue.

Disclosure

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is furnished solely for the purpose of review by a prospective purchaser of the Property in “as-is” condition and is not to be used for any other purposes or made available to any person without the expressed written consent of the Seller or Agent. This Offering Memorandum is subject to errors, omissions, changes or withdrawal without notice and does not constitute a recommendation or endorsement as to the value of the property by Seller or Agent. The information contained in this Offering Memorandum is believed to be accurate and reliable, neither the Seller nor its Agent guarantees its accuracy or completeness of any of the contents, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or the contents. It is expected that prospective purchasers will conduct their own independent due diligence concern the property, including such engineering and environmental inspections, as they deem necessary to evaluate and determine the suitability and condition of the property and the existence or absence of any potentially hazard materials used in the construction or maintenance of the property and financial review.

Financial projections are provided as a reference and are based on assumptions made by Seller and or Agent and their sources. No warranty or representation, expressed or implied, is made by the Seller, Agent or any other respective related officers, employees, affiliates, agents or entities as to the accuracy or completeness of the information contained herein. The Seller expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written purchase and sale agreement has been fully executed and delivered and any and all conditions to the Sellers obligations thereunder have been fully satisfied or waived.



Executive Summary

1525 HOLMES RD | ELGIN

Executive Summary

THE OPPORTUNITY

Versa Real Estate Services is pleased to exclusively present a rare opportunity to acquire an industrial building located at 1525 Holmes Rd in Elgin, Illinois.

This 18,000 SF industrial building in Kane County offers a unique opportunity with an additional acre of land, providing flexibility for future building expansion, outdoor storage, or additional parking. The property is situated on 2.12 acres, providing significant expansion potential for a total building size of up to 40,000 SF. The expansion potential is based on the available land area and is subject to municipal approvals and zoning requirements.

The facility includes approximately 4,800 SF of office space, offering a turnkey administrative environment. The warehouse features 20-foot clear height, 800 amps (480v) power, two drive-in doors, and is equipped with a 10-ton crane supporting a variety of heavy industrial uses.

Strategically positioned nearby Interstate 90, the property offers exceptional access to the broader Chicagoland interstate network, making it an ideal location for distribution, manufacturing, and service-based operations.

With its robust infrastructure, strategic location, and substantial land for future expansion, the property represents an compelling opportunity for an owner-user seeking a well-located industrial facility with long-term growth potential.

*Building could be expandable up to a Total of +/- 40,000 SF

SUBJECT TO OFFER

ASKING PRICE

18,450 SF

BUILDING SF

2.12 Acres

LAND SIZE

20 FT

CLEAR HEIGHT

800 Amps (480v Service)

POWER

+/- 4,800 SF

OFFICE SPACE

+/- 13,650 SF

WAREHOUSE SPACE

20%

LAND TO BUILDING RATIO

10 TON

CRANE BAYS

1974

YEAR BUILT

Offering Procedures

BUILDING

ALL INQUIRIES SHOULD BE DIRECTED TO VERSA REAL ESTATE SERVICES

OFFER DEADLINE

OFFER DEADLINE: WILL BE ANNOUNCED AT A LATER DATE, IF ANY

PROPERTY TOURS

ALL TOURS SHOULD BE SCHEDULED DIRECTLY THROUGH VERSA REAL ESTATE SERVICES

CLOSING COSTS

PER CUSTOMARY STATE AND LOCAL STANDARDS

OCCUPANCY

SELLER SHALL CONTINUE TO HAVE OCCUPANCY UNTIL 11/30/2026



CONTACT INFORMATION:



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KYLE HARRIS

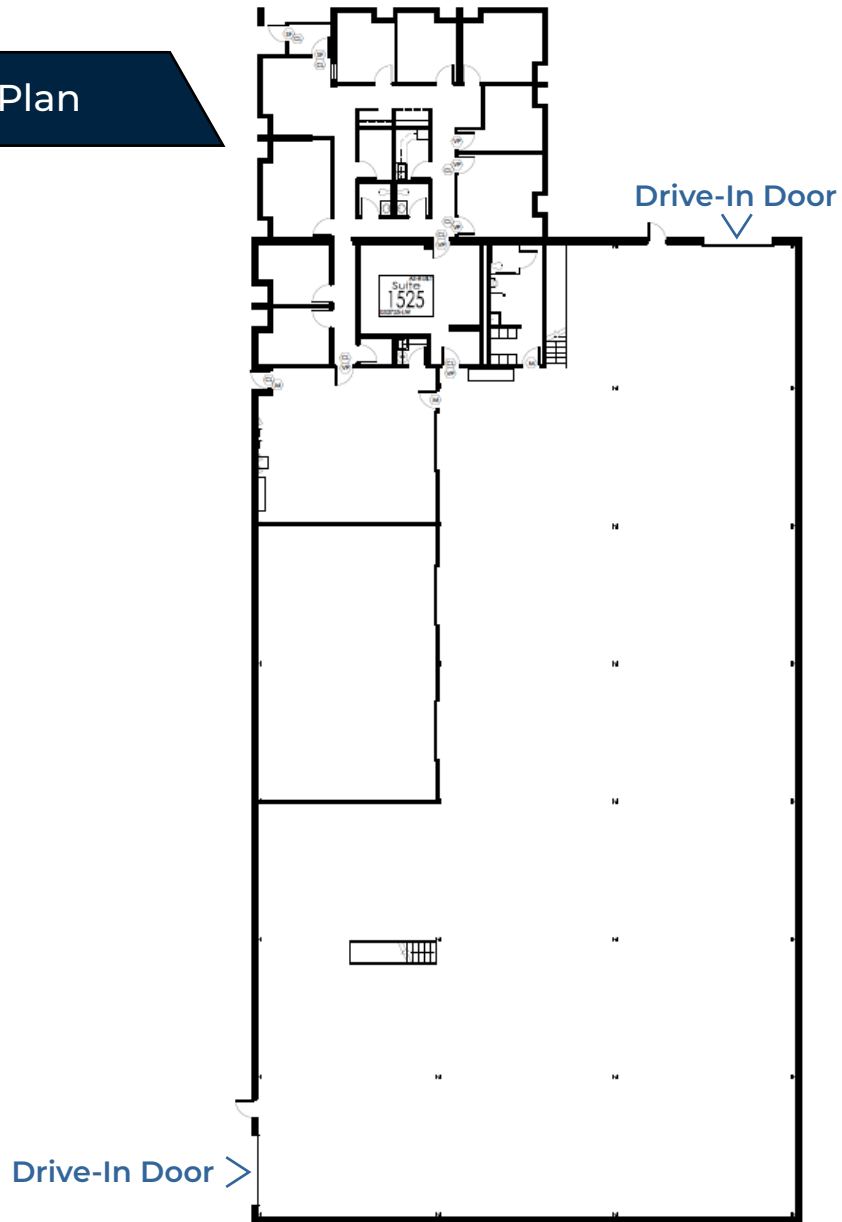
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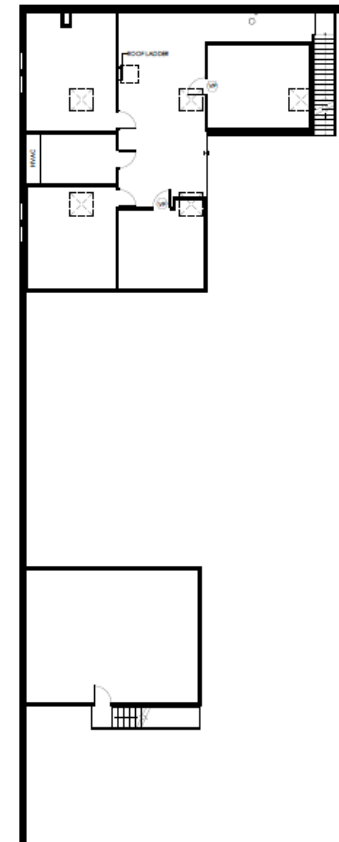
KHarris@VersaRES.com

Floorplan

As-Built Plan



Mezzanine As-Built Plan



Site Plan



1525 HOLMES RD
ELGIN, IL



HOLMES RD

18,450
SQUARE FEET

+/- 2.12
ACRES

Aerial Map



RANDALL RD

ADVOCATE SHERMAN HOSPITAL

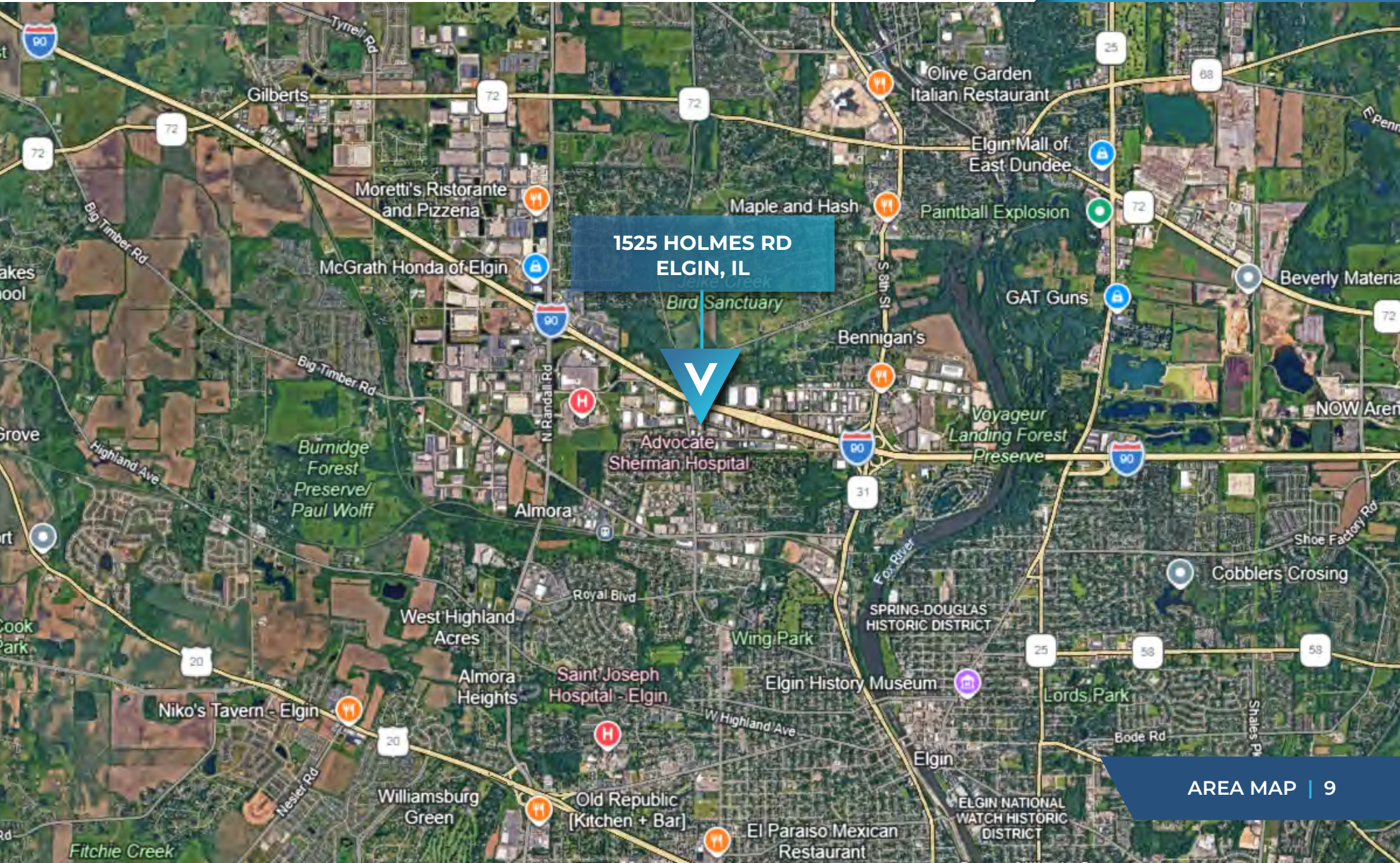
1525 HOLMES RD
ELGIN, IL

I-90

MCLEAN BLVD

BIG TIMBER RD

Area Map



1525 HOLMES RD
ELGIN, IL



Parcel Map



Property Details

GENERAL INFORMATION

ADDRESS

1525 HOLMES ROAD

CITY, STATE

ELGIN, ILLINOIS

ZIP CODE

60123

COUNTY

KANE

MARKET

NORTHWEST SUBURBAN
MARKET SUBMARKET

OFFICE SPACE

TOTAL: +/- 4,800 SF

1ST FLOOR - 2,800 SF

2ND FLOOR - 2,000 SF

WAREHOUSE SPACE

+/- 13,450 SF

INTERSECTION

HOLMES RD & MCLEAN BLVD

BUILDING TYPE

SINGLE USER
INDUSTRIAL BUILDING

SQUARE FEET

18,450 SF

YEAR BUILT

1974

WAREHOUSE CLEAR HEIGHT

20'



Building/Site Information

SITE INFORMATION

LOT SIZE

2.11 ACRES

ZONING

GI - GENERAL INDUSTRIAL 2025

PINS/TAXES (BASED ON 2024 TAX YEAR)

03-33-300-063

TOTAL: \$42,127.28 (\$2.28 PSF)

FLOOD ZONE

NO

EXTERIOR INFORMATION

PARKING

26 SPACES

DRIVE IN DOOR

ONE 16 X 12 DRIVE-IN DOOR

ONE 12 X 12 DRIVE-IN DOOR

STORAGE

OUTSIDE STORAGE IS PERMITTED WITH
6FT FENCE SCREENING AND PERIMETER
LANDSCAPING

MEP INFORMATION

HVAC

FULLY AIR CONDITIONED

ELECTRICAL/POWER

800 AMPS (480V SERVICE)

FIRE SPRINKLER

FULLY SPRINKLED WITH A WET TYPE OF FIRE
SUPPRESSION SYSTEM

UTILITY PROVIDERS

WATER

CITY OF ELGIN

SANITARY SEWER

CITY OF ELGIN

STORM WATER

CITY OF ELGIN

ELECTRICITY

COMED

GAS

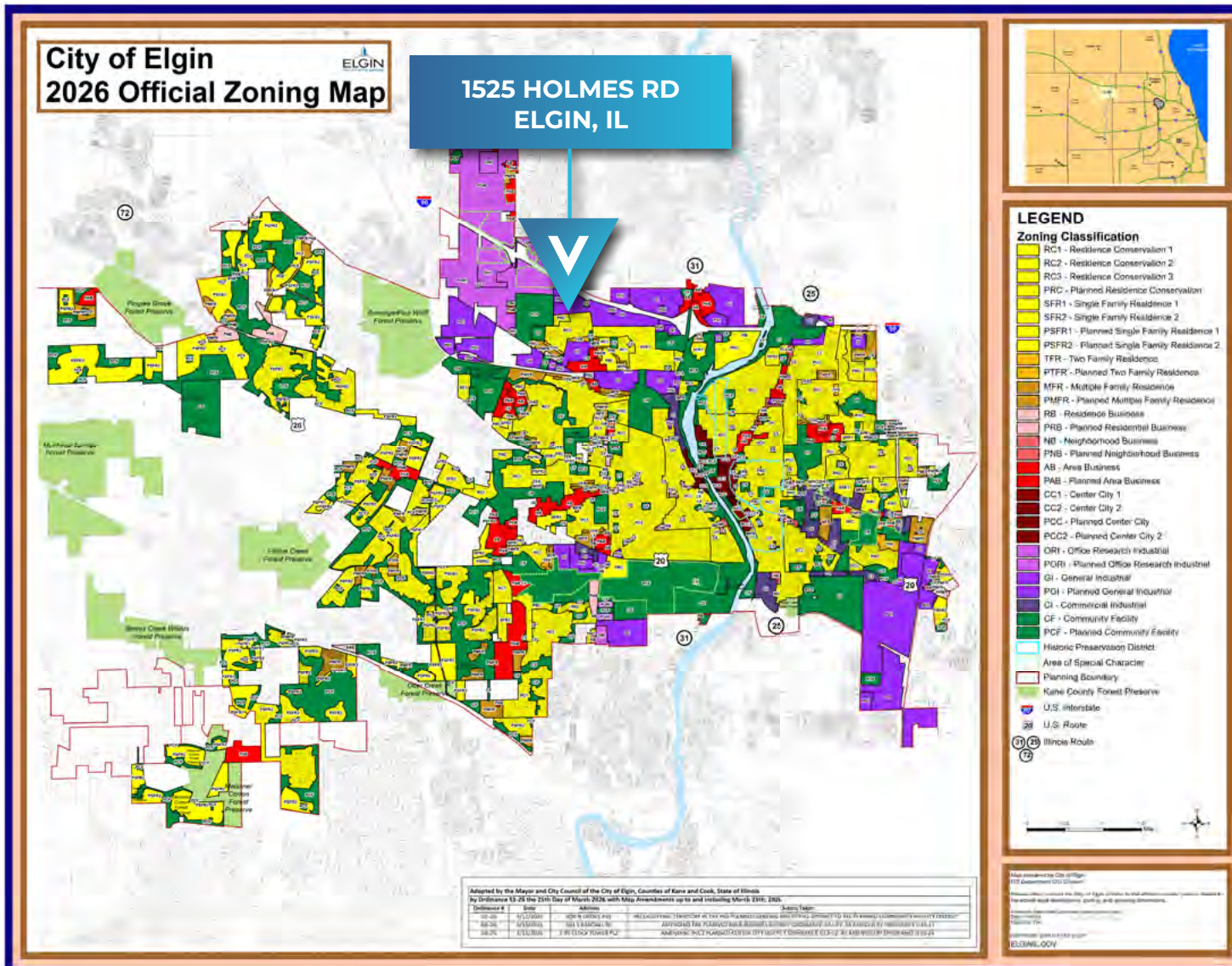
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EQUIPMENT INFORMATION

CRANE BAYS

ONE 10 TON CRANE

Zoning - GI (General Industrial)



GENERAL INDUSTRIAL (GI)

Flexible industrial zoning supporting warehouse, distribution, light manufacturing, contractor, and office uses.

ZONING USES

Permitted uses include a broad range of industrial, office, service, and logistics-related operations. Additional uses may be allowed with special approval.

OUTDOOR STORAGE

Permitted with 6ft fence screening and perimeter landscaping.

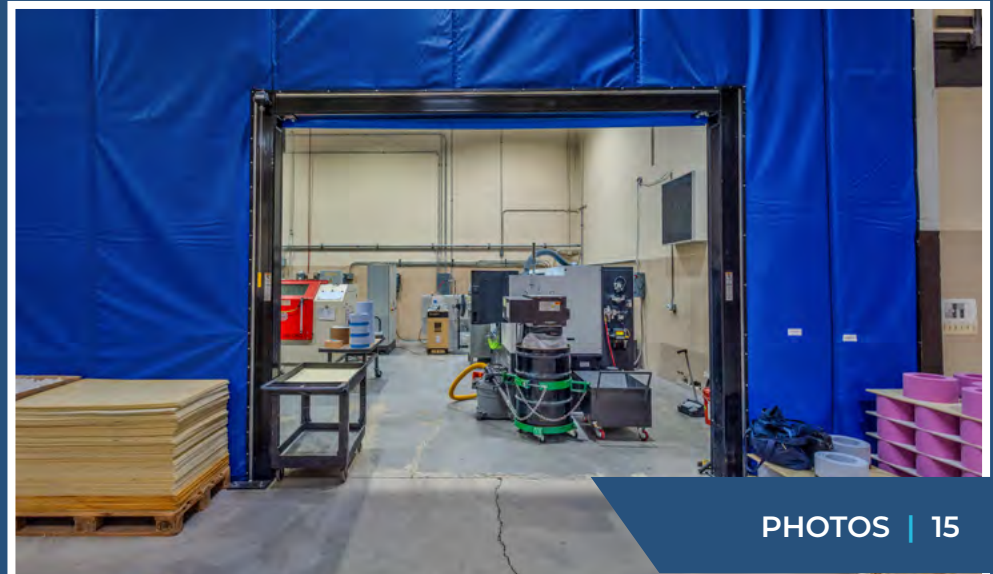
For a full list of permitted and conditional uses, see City of Elgin Zoning Code:

https://library.municode.com/il/elgin/codes/code_of_ordinances?nodeId=MUCO_TIT19ZO_CH19.40INDI_19.40.330LAUS

Photos - Exterior



Photos - Interior Warehouse



Photos - Interior Office





Market Overview

1525 HOLMES RD | ELGIN

Market Overview

ELGIN, ILLINOIS

Elgin, Illinois, located about 35 miles northwest of Chicago along the Fox River, has a population of approximately 114,000, making it the sixth-largest city in the state. Its diverse economy is driven by major industries such as manufacturing, healthcare, education, and logistics, with major employers including Elgin Area School District U-46, Advocate Sherman Hospital and Elgin Community College. Manufacturing alone contributes over \$2 billion annually, while healthcare and education also play significant roles. Points of interest in Elgin include the Hemmens Cultural Center, home of the Elgin Symphony Orchestra, the Elgin Public Museum in Lords Park, and the Grand Victoria Casino, offering entertainment and cultural attractions for residents and visitors alike.

Sources:

<https://elginil.gov/>,
<https://worldpopulationreview.com/>

KANE COUNTY

Kane County, Illinois—positioned on the western fringe of the Chicago metropolitan area and housing roughly 515,000 residents—boasts a median household income of about \$100,678 and a median age of around 39.1 years. Educational attainment is strong, with approximately 37.5% of adults 25 and older holding a bachelor's degree or higher, and 87.0% having at least a high school diploma. The county's median property value stands at about \$303,000, with a homeownership rate of around 75.7%, reflecting a stable residential base. Major industries include manufacturing, healthcare, retail trade, and transportation/warehousing, supporting a diverse and robust local economy.

114,000

ELGIN POPULATION

\$88,316

AVG. HOUSEHOLD INCOME

520,997

KANE COUNTY POPULATION

ELGIN SCHOOL DISTRICT U-46
JP MORGAN CHASE
ADVOCATE SHERMAN HOSPITAL
ELGIN COMMUNITY COLLEGE
FISCHER NUTS

MAJOR EMPLOYERS

Market Statistics

Criteria: All existing industrial properties

**Elgin Industrial
Under 25,000 SF**

INVENTORY*
2,200,000 SF

VACANCY RATE*
4%

MONTHS TO LEASE*
5.7

Market	Inventory	Vacancy Rate	Months to Lease
Chicago MSA	1,400,000,000	5.50%	6.4
North Kane County	46,400,000 SF	4.4%	11.9
Elgin	26,800,000 SF	5.7%	11.9

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FOR MORE INFORMATION CALL OR TEXT:



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