



2600

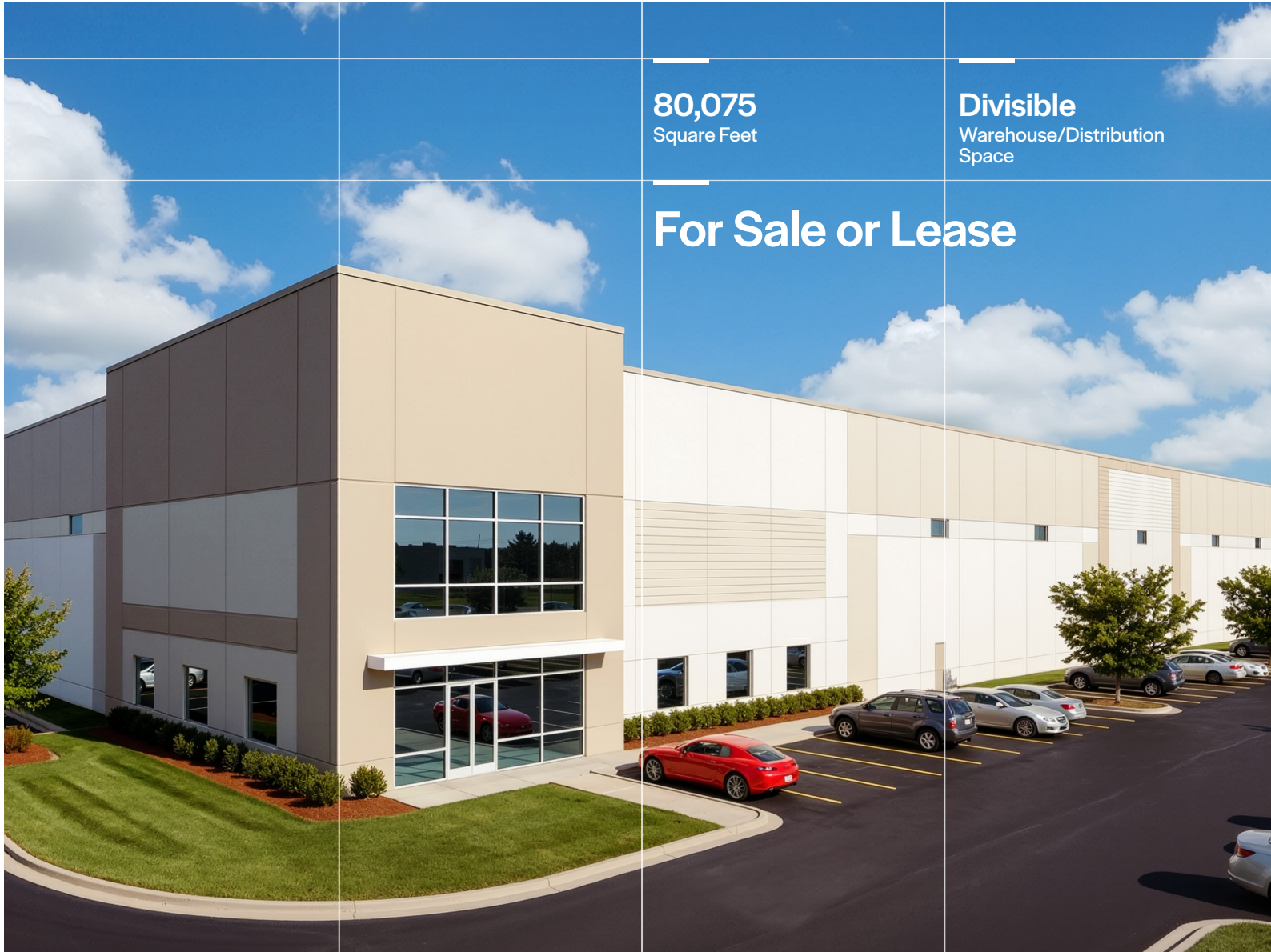
Corporate Parkway

2600 Corporate Parkway
Algonquin, Illinois 60102
Kane County

80,075
Square Feet

Divisible
Warehouse/Distribution
Space

For Sale or Lease



NAIHiffman  **PHELAN**
DEVELOPMENT

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Property Highlights

2600 Corporate Parkway
Algonquin, Illinois

PROPOSED
FACILITY
80,075 SQ. FT.

Corporate Parkway features 80,075 square feet of available industrial space (divisible) with a 32 foot clear height and excellent loading, ideal for warehouse and distribution use. The standalone building is located just miles from I-90 4-way interchange via Randall Road and 30 miles from O'Hare International Airport.

Property Advantages



I-90

Quick Access via Randall Road



O'Hare

Airport in Close Proximity



104

Car Parking Spaces Available



Office

Built-to-Suit

Property Specifications

Building Size	80,075 SF (Divisible)
Building Dimensions	260' x 319'
Site Size	5.76 acres (250,905 SF)
Clear Height	32'
Loading	16 Docks / 2 DIDs
Auto Parking	104 Spaces
Zoning	Industrial

Area Demographics within a 5 mile radius

73,065

Total
Population



58,333

Daytime
Laborers



\$81,191

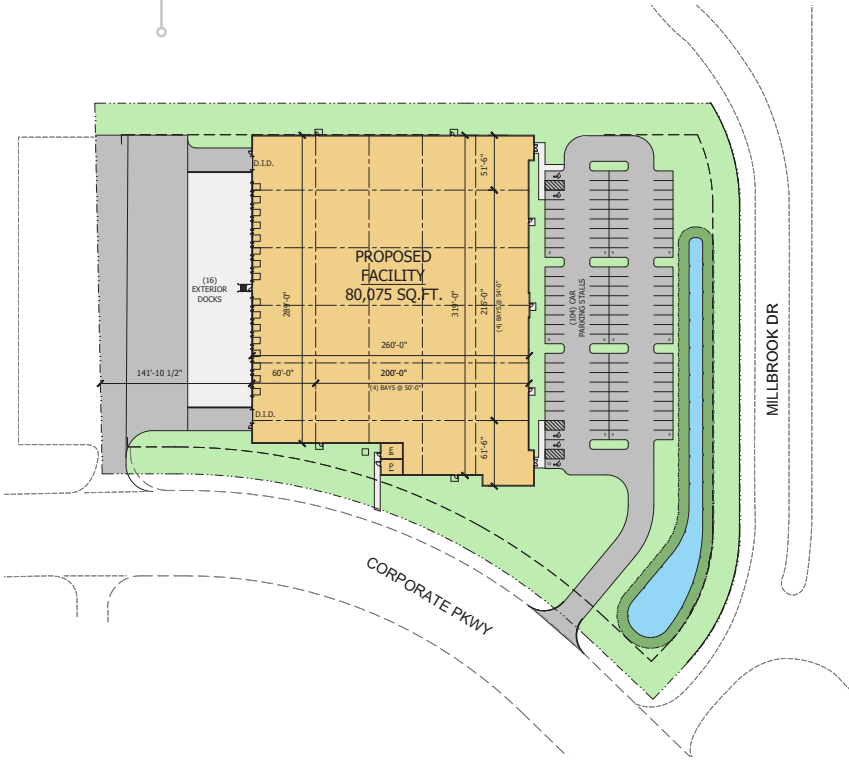
Average
Household Income



30.0%

Bachelor's
Degree +

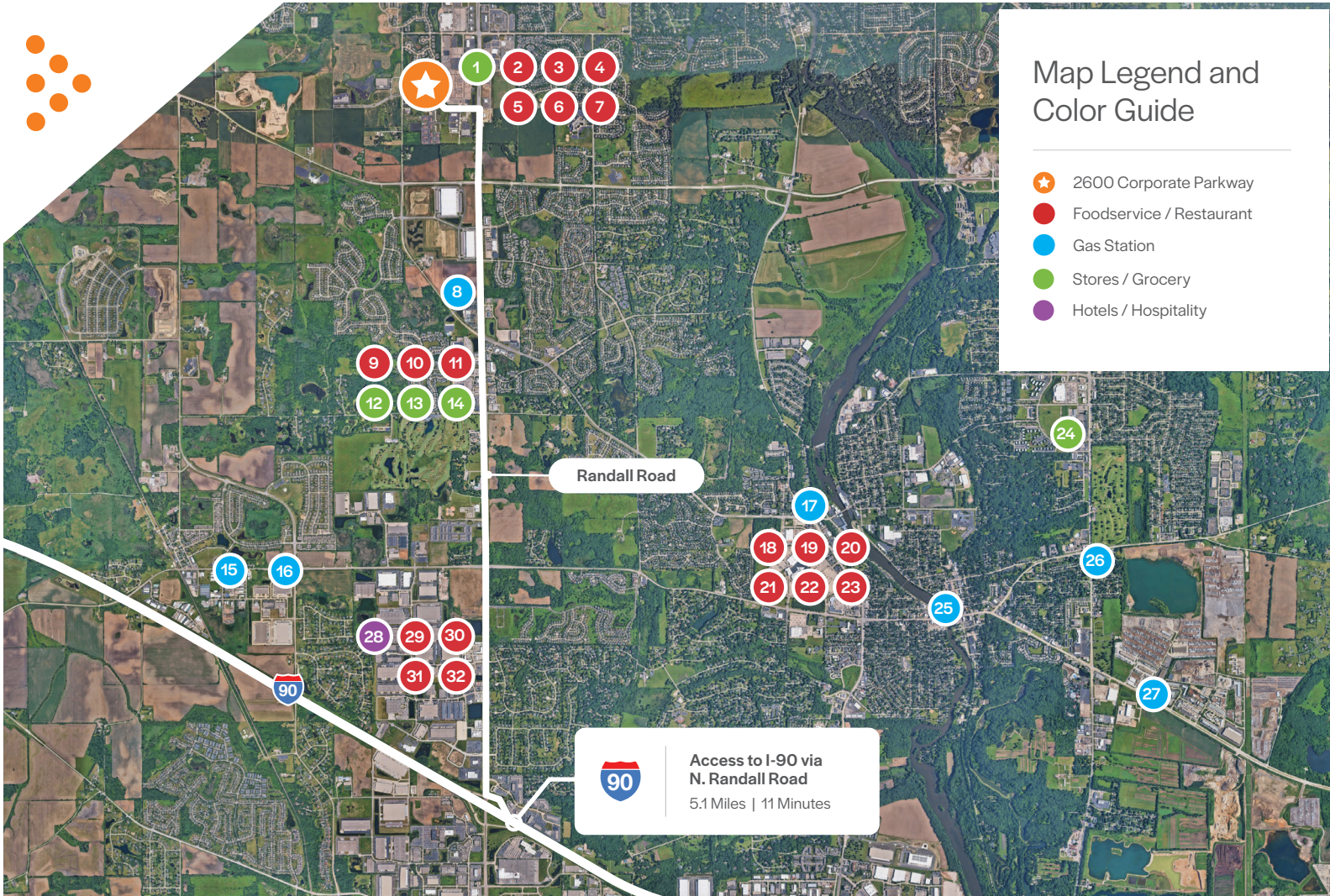




2600 Corporate Parkway
Algonquin, Illinois 60102
Kane County

80,075
Square Feet

5.76
Total Acres



Map Legend and Color Guide

- 2600 Corporate Parkway
- Foodservice / Restaurant
- Gas Station
- Stores / Grocery
- Hotels / Hospitality

Map Location Directory

- Foodservice / Restaurant
- Stores / Grocery
- Gas Station
- Hotels / Hospitality

1 Hobby Lobby	9 McDonalds	17 Speedway Gas	25 Mobil Gas
2 Raising Cane's	10 Culver's	18 Starbucks Coffee	26 Exxon Gas
3 Portillo's	11 Meat & Potato Eatery	19 Panera Bread	27 Speedway
4 Cooper's Hawk	12 Walgreens	20 Olive Garden	28 Comfort Inn
5 Biaggi's	13 Menards	21 Red Lobster	29 Panera Bread
6 Twin Peaks	14 Woodman's	22 Panda Express	30 Sushi Station
7 Jiang's Mongolian Grill	15 Mobil Gas	23 Wendy's	31 Chipotle
8 Mobil Gas	16 Shell Gas	24 Walmart	32 Shell Gas



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Kane County

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