



For Lease

Contact us:

Brian Kling

Principal
+1 847 698 8223
brian.kling@colliers.com

Ron Behm

Principal
+1 847 712 6010
ron.behm@colliers.com

Colliers

6250 N. River Road, Suite 11-100
Rosemont, IL 60018
P: +1 847 698 8444

2701 Galvin Drive Elgin, IL

Property Specifications

- **137,522 SF Available**
- Total Building: 186,060 SF
- 3,042 SF Main office
- 935 SF Shipping office
- 32' clear height
- 16 Exterior docks with levelers and dock restraints
- 1 Drive-in door
- ESFR system
- 1,600 amps @ 480 volts (3-phase)
- 174 car parking
- 50' x 52' (60' staging bays) | 310' depth
- Built in 2019
- R.E. Taxes: \$2.49 PSF (2025)
- CAM: \$1.05 PSF
- Lease Rate: Subject to offer
- [View additional building plans](#)

Highlights

- Class A retail amenities within the business park
- Highly desirable Kane County location
- Immediate access to I-90 via Randall Road

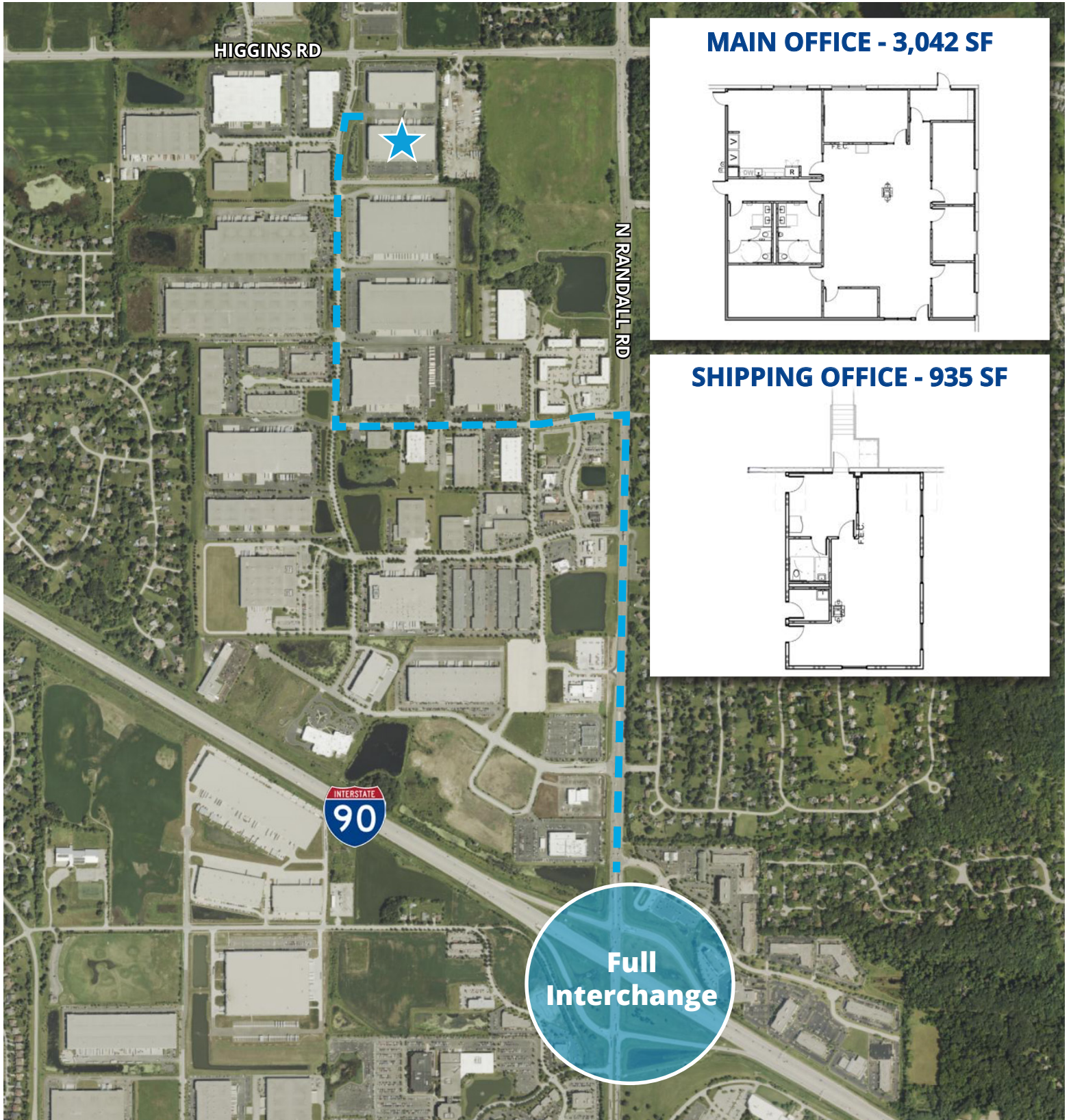


Accelerating success.

Site Plan



Location & Access



MAIN OFFICE - 3,042 SF



SHIPPING OFFICE - 935 SF

