

**NOW FOR SALE!**  
740 Church Rd, Elgin IL - Kane County



**+/-35,436 SF**  
FACILITY SIZE

### PROPERTY HIGHLIGHTS

- Rare Elgin free standing facility now for sale
- Immediate proximity to I-90 via full interchange of RT 31
- Clear span warehouse (expansion) area
- Full brick/block construction
- Significant capital improvements including all new offices, roof/gutters, concrete truck aprons, new and upgraded sprinkler system throughout, warehouse heaters, parking lot, warehouse lighting
- Heavy power - 800 amps/480 v/3 ph
- Warehouse restroom with shower
- Newly expanded 12,500 warehouse area (2024)
- Extremely clean/well maintained facility in turnkey condition
- Low Kane County property taxes
- Flexible GI (General Industrial) zoning
- Flexible timing - owner can vacate, or leaseback

**MIKE HAWRYLUK**

Managing Broker

847.736.3040 | mhawryluk@icgchicago.com

**EDGAR LEVIN**

Senior Vice President

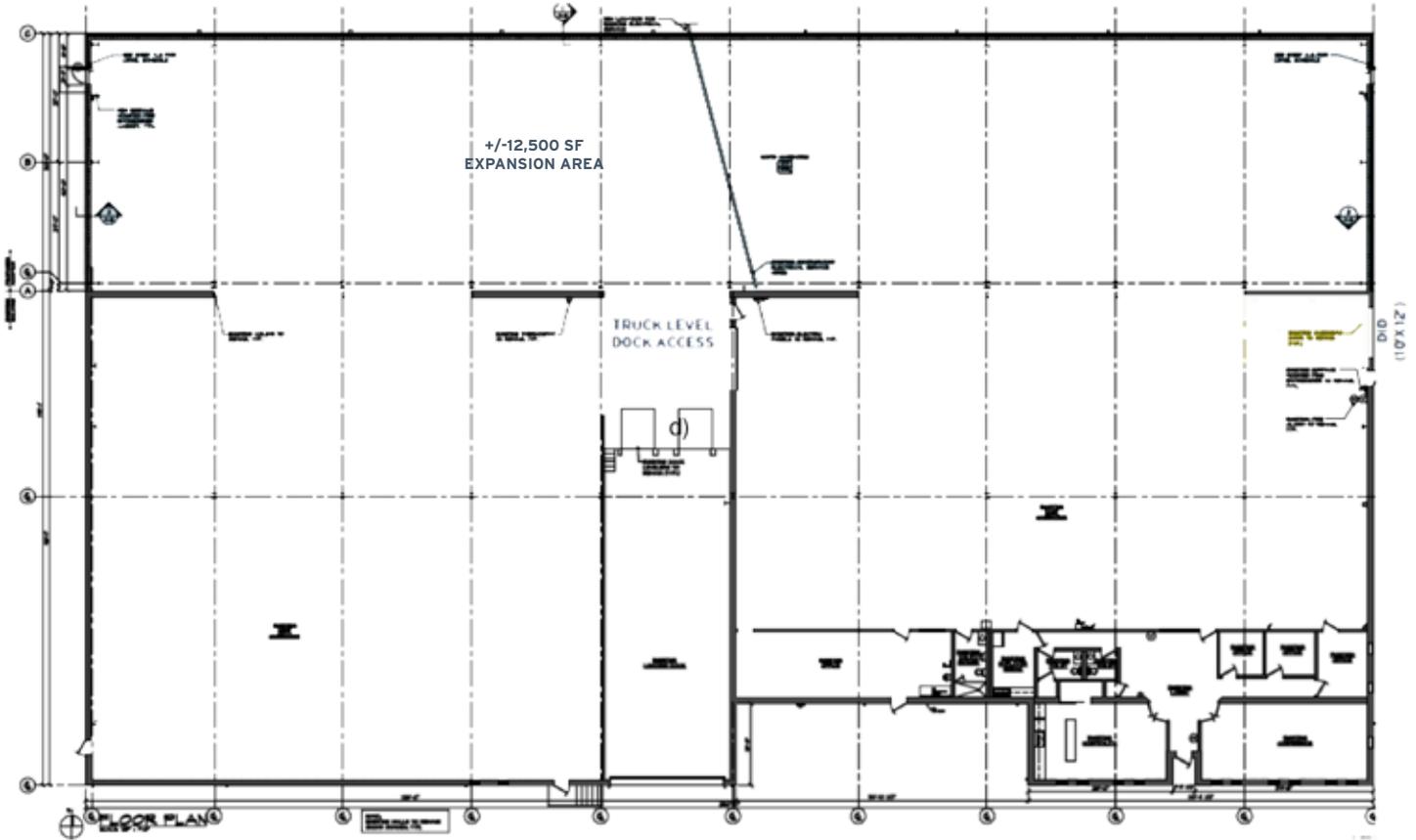
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### BUILDING SPECS

<b>Building Size:</b>	35,436 sf (22,846 sf original building, 12,500 expansion 2024)	<b>Parking:</b>	29 existing stalls, expandable to 41+. Additional parking permitted and available on both sides of the street.
<b>Site Size:</b>	1.89 acres	<b>Power:</b>	800 amps/480 volts
<b>Office:</b>	2,075 sf (fully gutted, new office areas)	<b>Sprinklers:</b>	Full Class IV wet system upgraded from 4" to 6" lines throughout, new heads, riser, etc.
<b>Roof:</b>	22,846 sf new roof and gutters (2019) (GAF 50 mil TPO membrane w/20 year warranty) 12,500 sf new in 2024 (warranty in place, details being confirmed)	<b>Lighting:</b>	T-5 fluorescent (original building) LED on motion (Expansion)
<b>Ceiling Clearance:</b>	13'6" - 15'9" below steel joists, 17'9" to deck (Original building) 11'4" to 13'3" (expansion area)	<b>Sale Price:</b>	Subject to Offer
<b>Truck Docks/DID:</b>	2 centrally located interior truck level docks w/levelers/ One 10'x12 DID (expandable)	<b>Property Taxes:</b>	\$36,322.22 (\$1.03 psf) (2024 payable in 2025)
		<b>PIN:</b>	03-33-426-004

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**PROPOSED PARKING EXPANSION AREA**



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