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ALGONQUIN

Corporate Center

THE FUTURE IS HERE
NORTH KANE COUNTY'S PREMIER
NEW DEVELOPMENT

Longmeadow Pkwy and Randall Rd
Algonquin, IL
60102

PLAY VIDEO



BUILDING 1:

116,222
SQUARE FEET

BUILDING 2:

FULLY LEASED!

1.6M SF OF NEW CONSTRUCTION

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CBRE



LOCATION



SITE ADVANTAGES

CLASS A INDUSTRIAL FACILITIES WITH
GENEROUS TI PACKAGES



ABUNDANT HIGHLY
SKILLED LABOR POOL



GREENFIELD DEVELOPMENT INCLUDING
SPEC BUILDINGS AND AMPLE OPPORTUNITY
FOR BUILD TO SUIT SUITES



147 ACRE
PARK



MASTER PARK PLAN



UNBEATABLE LOCATION

Algonquin offers a prime location for employees to work and live, with highly rated schools and diverse amenities close at hand. The site has easy access to I-90, and O'Hare airport is just 35 minutes away.



HIGHLY EXPERIENCED

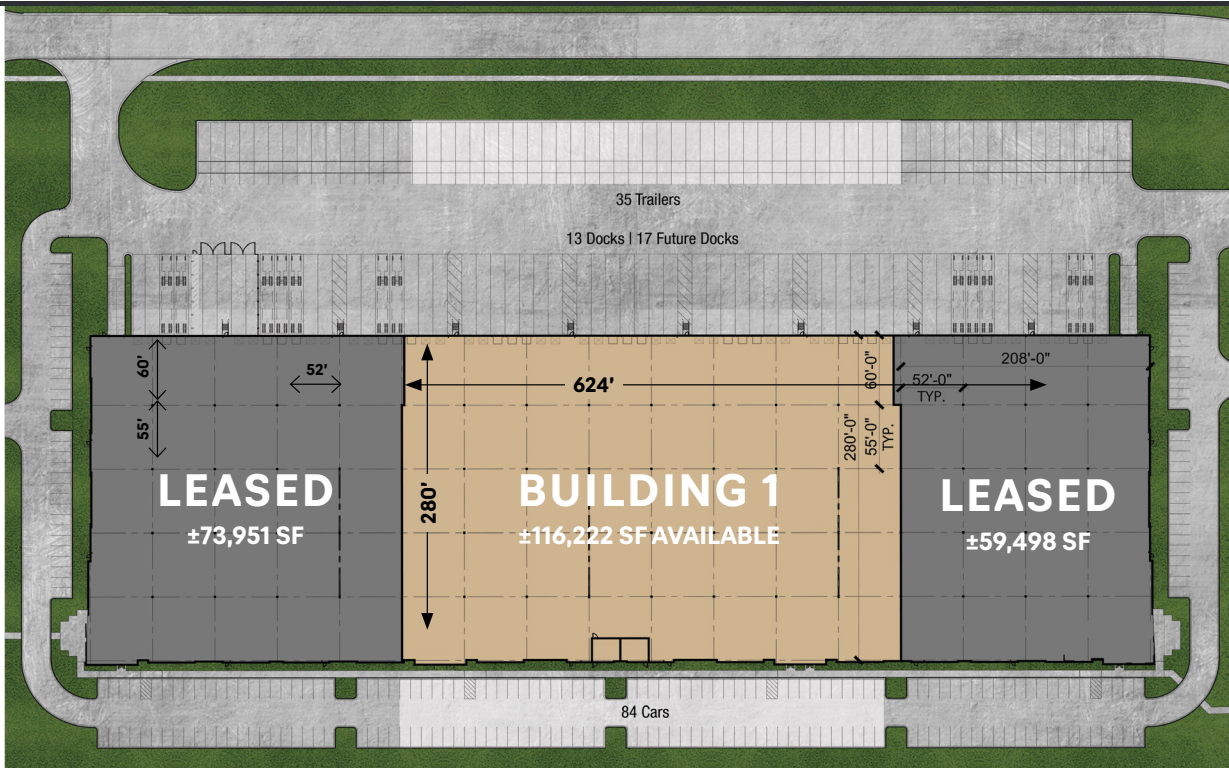
landlord and developer with extensive in-house resources. Founded in 2012, NorthPoint has developed nearly 149 million square feet for tenants such as Chewy.com, Home Depot, Amazon, GE, Staples, Lowes, UPS, Adidas, Ford and General Motors.







UNIQUE TO THE MARKET

Algonquin Corporate Center offers the earliest spec opportunity in Kane County, with buildings 1 and 2 delivered and ready for TI customization.

BUILDING 1 SPECIFICATIONS



-  13 DOCKS
-  17 FUTURE
-  35 TRAILERS
-  84 CARS

AVAILABLE SF AREA	±116,222	FLOOR SLAB	7" non-reinforced concrete, 4,000 PSI
CAR PARKING	84	LIGHTING	LED with motion sensors, 30 FC average; measured at 30" AFF
TRAILER PARKING	35	CONSTRUCTION	Insulated Precast Panel
COLUMN SPACING	52' x 55' with 60' speedbays	ELECTRICAL SERVICE	2,400 Amp
CLEAR HEIGHT	36'	SPRINKLER SYSTEM	ESFR
DOCK DOORS	13	HVAC	50°F at -0°F, 0.25 ACH
FUTURE DOCK DOORS	17	LEED CERTIFIED	Yes
TRUCK COURT	130' (185' with trailer parking)	SOLAR COMPATIBILITY	Yes