



# ALGONQUIN

Corporate Center

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

Longmeadow Pkwy and Randall Rd  
Algonquin, IL  
60102



BUILDING 1:  
**116,236**  
SQUARE FEET

1.6M SF OF NEW CONSTRUCTION



PLAY VIDEO



VISIT WEBSITE

## MIKE SEDJO

Senior Vice President  
+1 847 269 8883  
mike.sedjo@cbre.com

## JOHN HAMILTON

First Vice President  
+1 847 706 4909  
john.hamilton@cbre.com

## BEN DICKEY

Vice President  
+1 630 573 1297  
ben.dickey@cbre.com

**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

Established in 2012, NorthPoint Development is a privately held real estate operating company specializing in developing, acquiring, leasing, and managing Class A industrial, data centers, and multi-family properties.

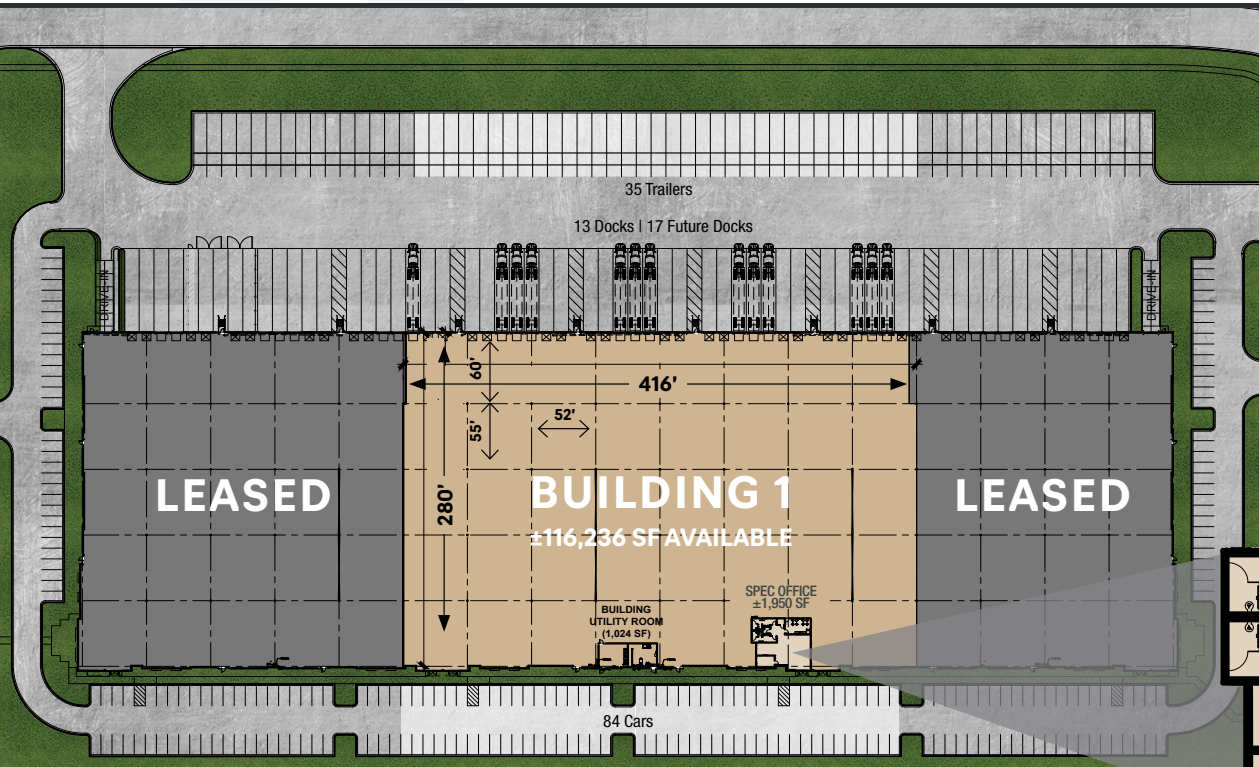
Through their in-house suite of services, NorthPoint can provide end-to-end expertise, leading to expedited solutions. Serving industry-leading clients such as Chewy, Home Depot, GE, Amazon, Tesla, Ryder, ABF and PepsiCo.







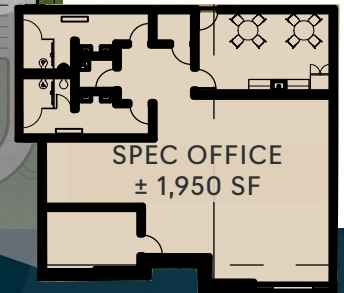
## UNIQUE TO THE MARKET

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



-  ± 1,950 SF SPEC OFFICE
-  13 DOCKS
-  17 FUTURE
-  35 TRAILERS
-  84 CARS



<b>AVAILABLE SF AREA</b>	±116,236	<b>FLOOR SLAB</b>	7" non-reinforced concrete, 4,000 PSI
<b>SPEC OFFICE</b>	±1,950 SF	<b>LIGHTING</b>	LED with motion sensors, 30 FC average; measured at 30" AFF
<b>CAR PARKING</b>	84	<b>CONSTRUCTION</b>	Insulated Precast Panel
<b>TRAILER PARKING</b>	35	<b>ELECTRICAL SERVICE</b>	2,400 Amp
<b>COLUMN SPACING</b>	52' x 55' with 60' speedbays	<b>SPRINKLER SYSTEM</b>	ESFR
<b>CLEAR HEIGHT</b>	36'	<b>HVAC</b>	50°F at -0°F, 0.25 ACH
<b>DOCK DOORS</b>	13	<b>LEED CERTIFIED</b>	Yes
<b>FUTURE DOCK DOORS</b>	17	<b>SOLAR COMPATIBILITY</b>	Yes
<b>TRUCK COURT</b>	130' (185' with trailer parking)		

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