

**INDUSTRIAL
BUILDING
FOR SALE
OR LEASE**

**±20,160 SF
ON ±2.4 AC**

Hard-to-find
Standalone
Facility

Expansion
Land for
Building or
Parking

TRANSWESTERN
REAL ESTATE
SERVICES

1250 CRISPIN DRIVE

Elgin, IL 60123

[Property Website](#)

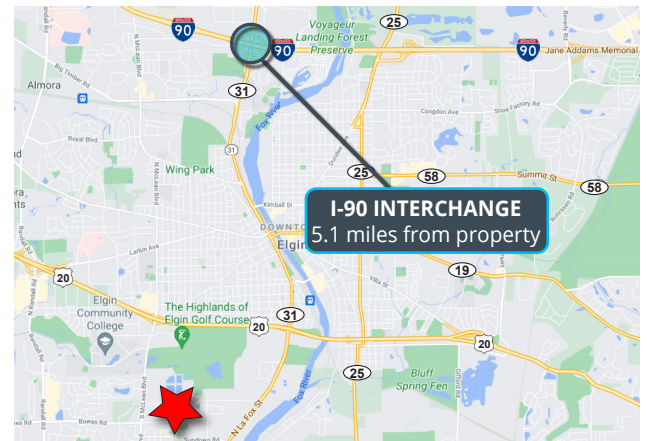


SPECIFICATIONS

- Building Size: ±20,160 SF
- Land Area: ±2.4 AC
- Ceiling Height: 19'
- Loading: 1 Ext Dock / 1 DID
- Power: 2000A 208V
- Year Built: 1997
- Construction: Precast
- Sprinklers: Yes
- **Lease Rate: Subject to Offer**
- **Sale Price: Subject to Offer**

HIGHLIGHTS

- Hard-to-find standalone facility
- Newer construction with heavy power
- Abundant car parking available
- Newer roof with warranty
- Expansion land for building or parking
- ±5 miles from I-90 via Route 31



Justin Lerner, SIOR
Executive Vice President
847.588.5665
justin.lerner@transwestern.com

Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

Ross Lehrman
Senior Vice President
847.588.5671
ross.lehrman@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.

**INDUSTRIAL
BUILDING
FOR SALE
OR LEASE**

**±20,160 SF
ON ±2.4 AC**

Hard-to-find
Standalone
Facility

Expansion
Land for
Building or
Parking



TRANSWESTERN

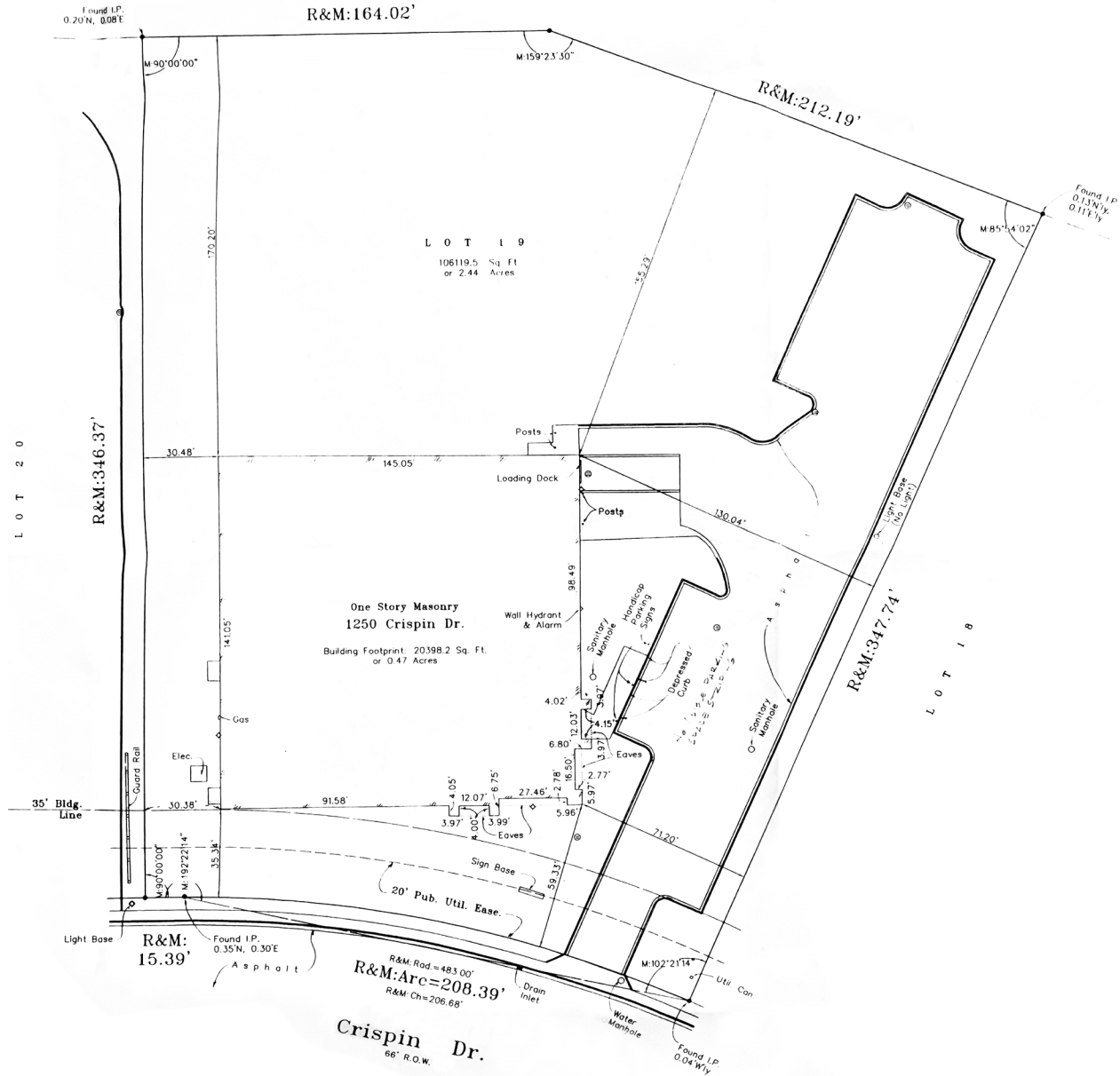
REAL ESTATE
SERVICES

1250 CRISPIN DRIVE

Elgin, IL 60123

[Property Website](#)

PLAT OF SURVEY



Justin Lerner, SIOR
Executive Vice President
847.588.5665
justin.lerner@transwestern.com

Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

Ross Lehrman
Senior Vice President
847.588.5671
ross.lehrman@transwestern.com

**INDUSTRIAL
BUILDING
FOR SALE
OR LEASE**

**±20,160 SF
ON ±2.4 AC**

Hard-to-find
Standalone
Facility

Expansion
Land for
Building or
Parking



TRANSWESTERN

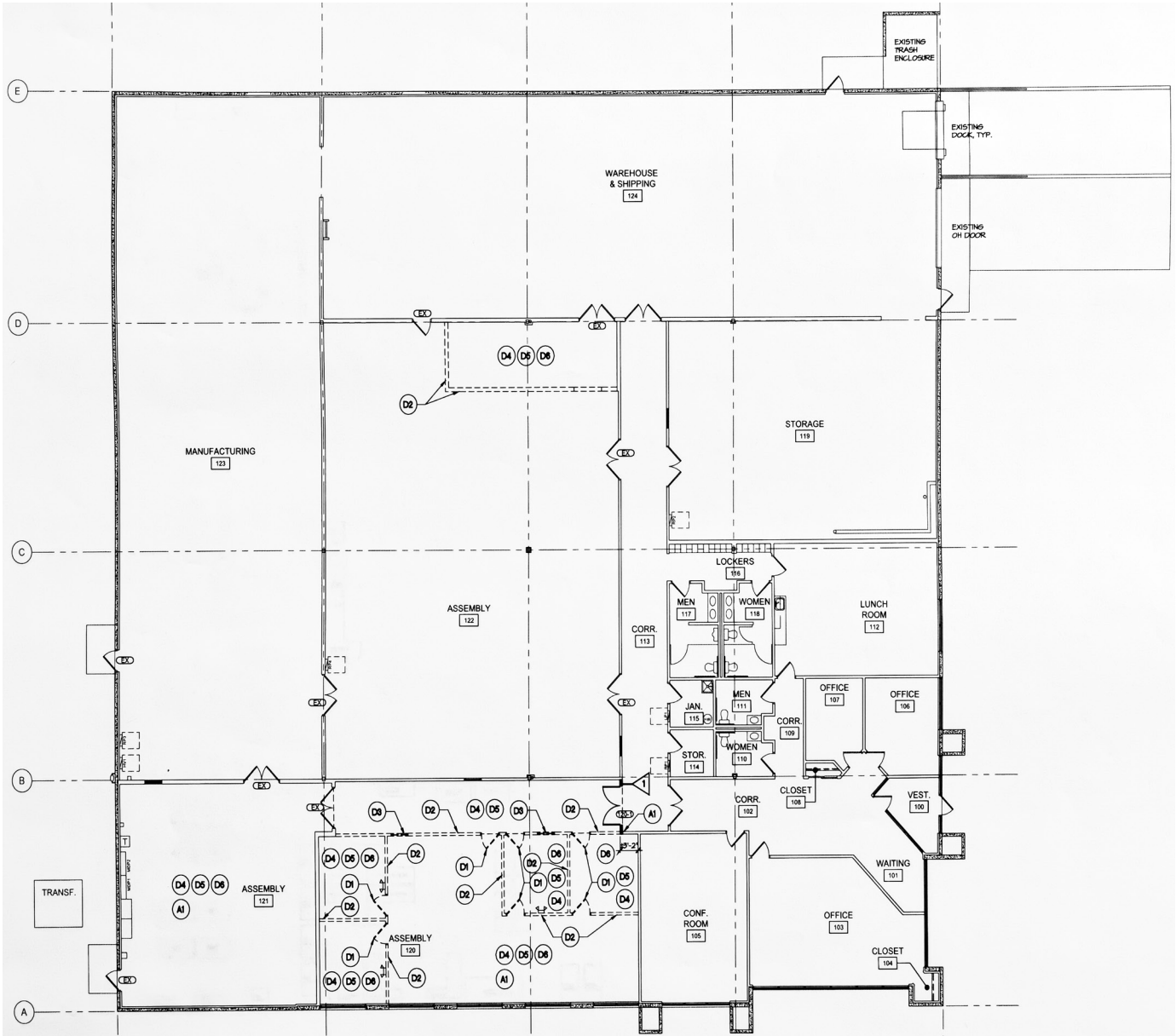
REAL ESTATE
SERVICES

1250 CRISPIN DRIVE

Elgin, IL 60123

[Property Website](#)

FLOOR PLAN



Justin Lerner, SIOR
Executive Vice President
847.588.5665
justin.lerner@transwestern.com

Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

Ross Lehrman
Senior Vice President
847.588.5671
ross.lehrman@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.

**INDUSTRIAL
BUILDING
FOR SALE
OR LEASE**

**±20,160 SF
ON ±2.4 AC**

Hard-to-find
Standalone
Facility

Expansion
Land for
Building or
Parking



TRANSWESTERN

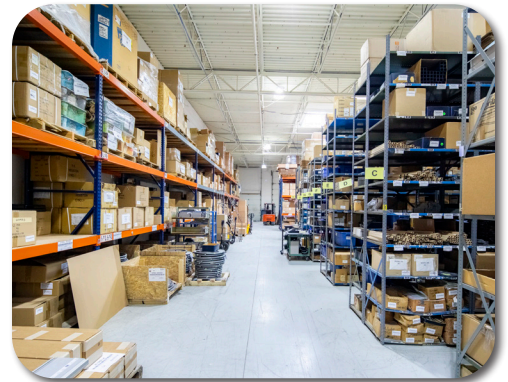
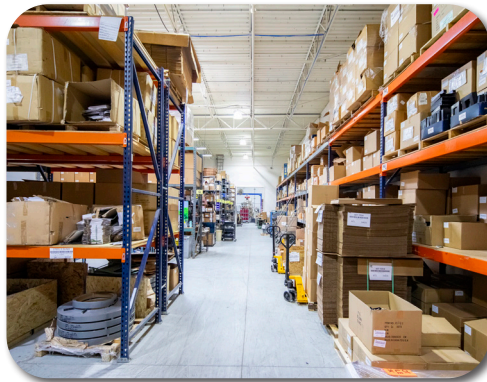
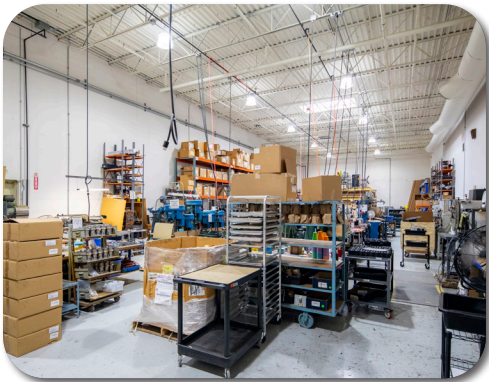
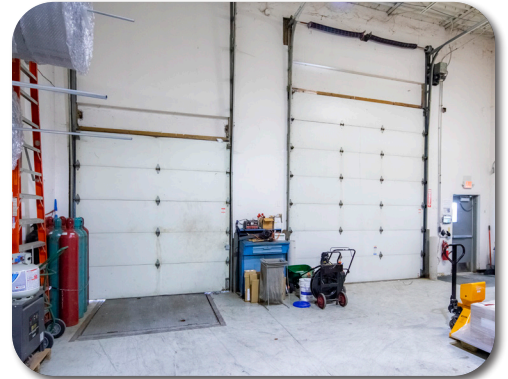
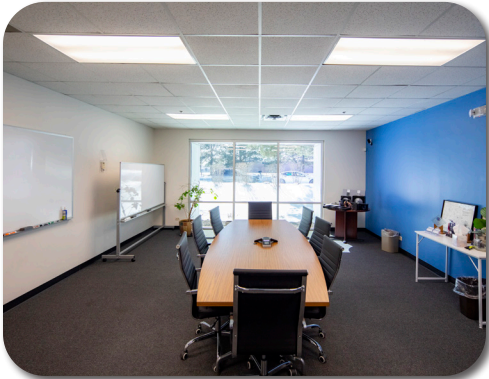
REAL ESTATE
SERVICES

1250 CRISPIN DRIVE

Elgin, IL 60123

[Property Website](#)

PROPERTY PHOTOS



Justin Lerner, SIOR
Executive Vice President
847.588.5665
justin.lerner@transwestern.com

Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

Ross Lehrman
Senior Vice President
847.588.5671
ross.lehrman@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.

**INDUSTRIAL
BUILDING
FOR SALE
OR LEASE**

**±20,160 SF
ON ±2.4 AC**

Hard-to-find
Standalone
Facility

Expansion
Land for
Building or
Parking



TRANSWESTERN

REAL ESTATE
SERVICES

1250 CRISPIN DRIVE

Elgin, IL 60123

[Property Website](#)

PROPERTY PHOTOS



Justin Lerner, SIOR
Executive Vice President
847.588.5665
justin.lerner@transwestern.com

Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

Ross Lehrman
Senior Vice President
847.588.5671
ross.lehrman@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.