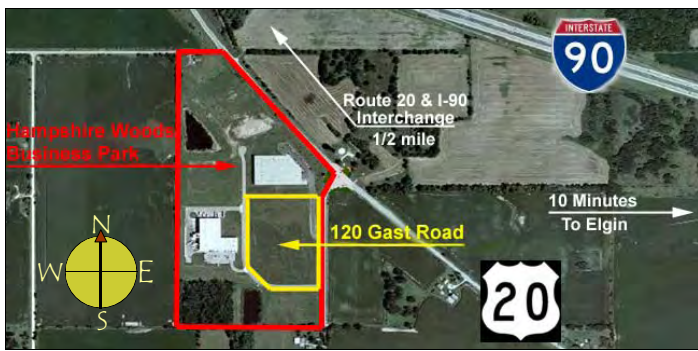


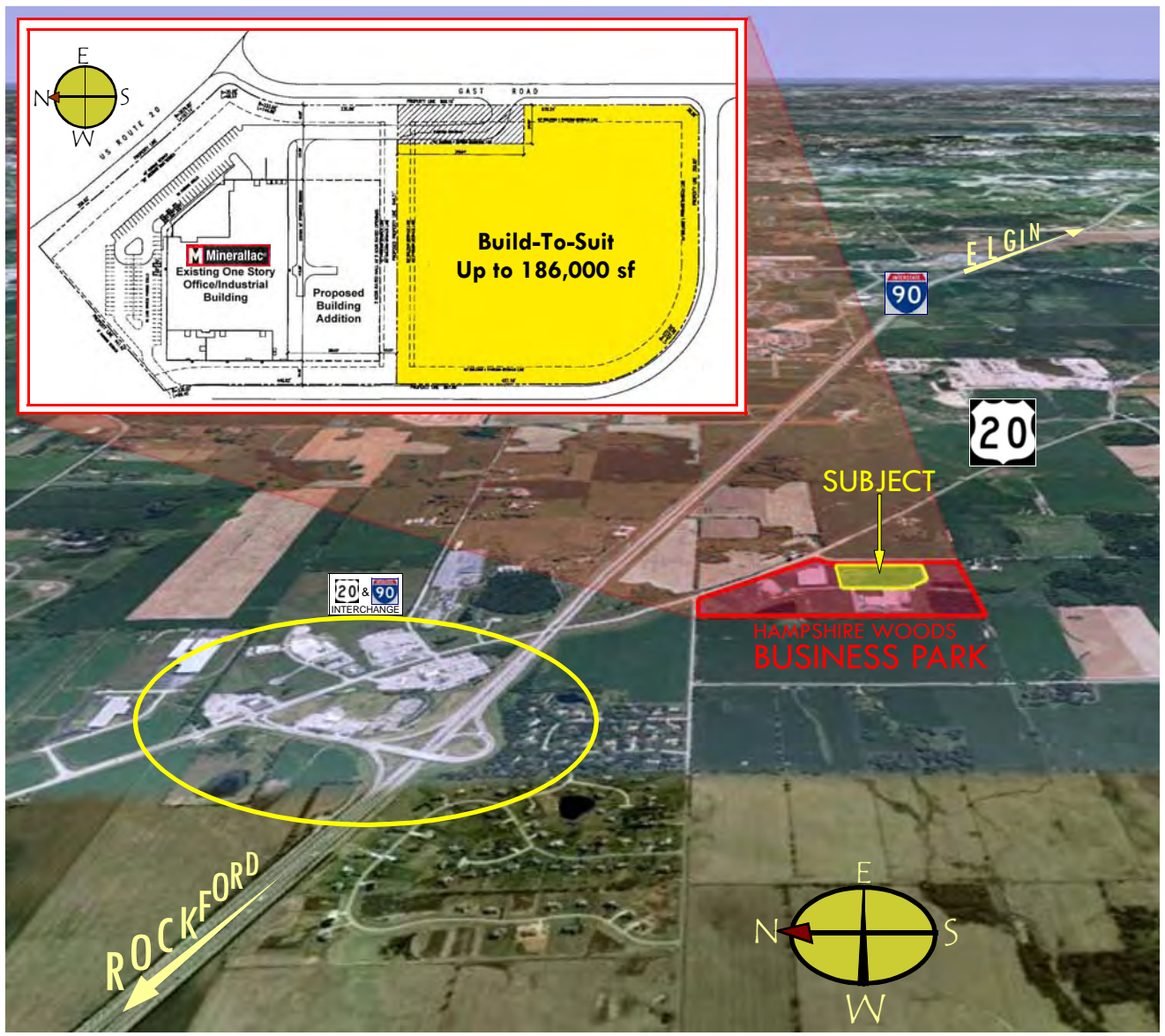
# FOR SALE OR BUILD-TO-SUIT FOR SALE OR LEASE

120 GAST ROAD • HAMPSHIRE WOODS BUSINESS PARK • HAMPSHIRE, IL



- SITE SIZE:** 9.34 acres (406,850 square feet)
- BUILDING SIZE:** Up to 186,000 square feet (May Divide)
- LOCATION:**
- Directly off Route 20 on Gast Road
  - 1/2 mile from interchange of Route 20 and I-90
  - Located in Hampshire Woods Business Park
  - Minerallac Fastening Systems and Sysco Foods are neighbors in the park
- ZONING:** OM (Office/Manufacturing)  
Warehouse and Distribution permissible
- UTILITIES:** All utilities are to site, including water, sewer, electric, natural gas and phone
- AREA DESCRIPTION:** Hampshire, Illinois is conveniently located along Interstate 90, between Elgin and Rockford
- AMENITIES:**
- Ready for construction
  - Low Kane County taxes
  - Off-site storm water detention

Some of the information contained herein is from owner, and has not been independently verified by us. The balance of the information is from sources we deem reliable. We do not warrant that the information is true and correct and recipient should independently verify same. Price and other terms are subject to change without notice. Certain Principals of the firm may have a direct or indirect ownership interest in this property.



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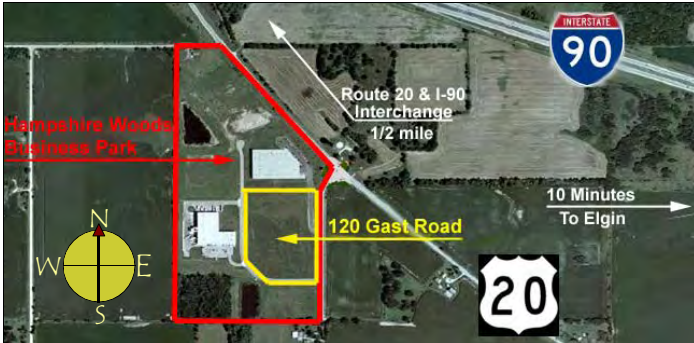


Podolsky Northstar is an Illinois partner of CORFAC International, a worldwide commercial real estate services provider. Podolsky Northstar CORFAC International is locally owned, market savvy and globally connected.



# FOR SALE OR BUILD-TO-SUIT FOR SALE OR LEASE

120 GAST ROAD • HAMPSHIRE WOODS BUSINESS PARK • HAMPSHIRE, IL



**Why pay double the price** for an industrial site in Elgin when, 10 minutes away, you can have a fully improved site in Hampshire Woods Business Park, an established industrial park with companies such as...

- **Sysco Foods**, a New York Stock Exchange company
- The headquarters of **Minerallac**, a national company

**... for less than half the price ?**

The Hampshire Wood Business Park is 10 minutes west of Elgin on I-90 and the site is 1.5 minutes from a full four-way I-90 interchange.

**SCHEME A**  
197,210 SF  
98,000SF Warehouse 1  
5,000SF Office 1  
89,210SF Warehouse 2  
5,000SF Office 2

**SCHEME B**  
137,134 SF  
126,334SF Warehouse  
10,800SF Office

**SCHEME C**  
201,500 SF  
191,500SF Warehouse  
10,000SF Office



**Minerallac**

**Sysco**

**Build-To-Suit  
Up to 186,000 sf**

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**CORFAC**  
International

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**For Direction  
Real Estate**