

INDUSTRIAL/WAREHOUSE FOR SALE OR LEASE

ST. CHARLES, IL

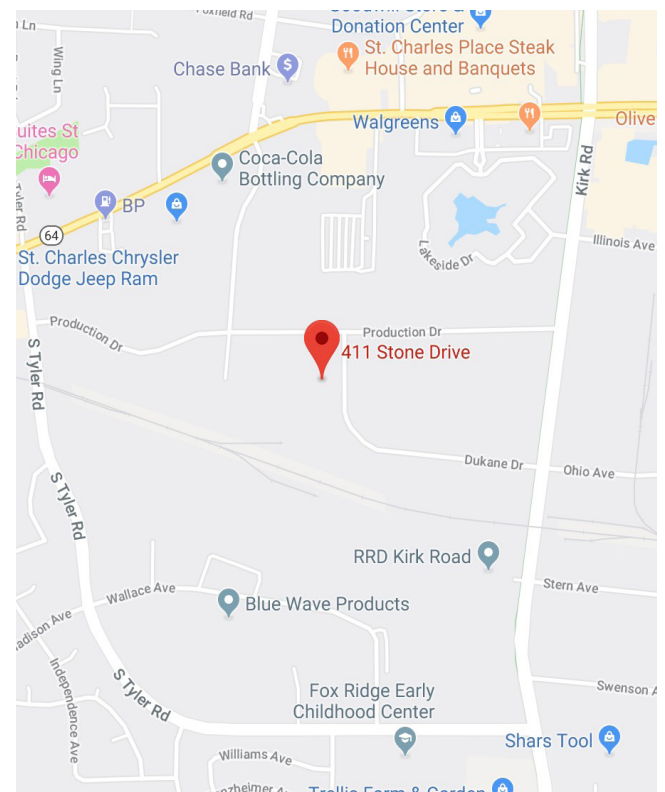
411 Stone Drive, St. Charles, IL 60174

*Permitted for Office Space
for a **FAST** buildout!*



PROPERTY FEATURES

- +/- 32,000 sq feet Brick building with steel addition
- 18ft clear ceilings
- 1 drive in door
- 2 NEW insulated overhead dock doors
- 5 NEW 300,000 BTU Furnaces
- NEW super bright motion-sensing LED lighting system on each bank
- NEW fire alarm system
- NEW Epoxy floor covering
- All NEW sprinkler heads installed
- Metronet gigabit fiber to the building
- Electronic access control installed
- Video surveillance installed
- 800 amps / 240v three phase

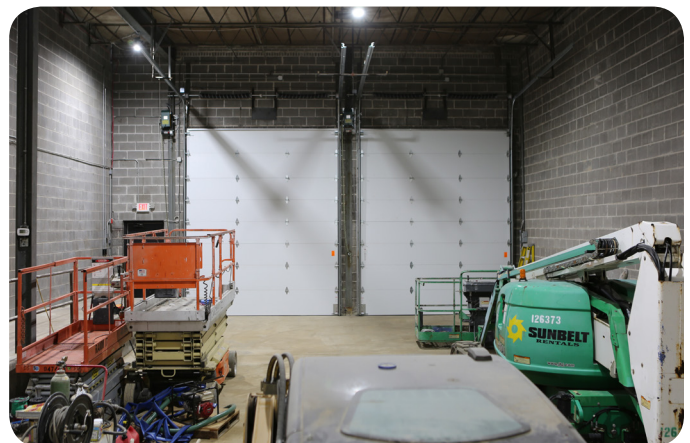


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