

FOR LEASE

Owned and Operated by



FREESTANDING MANUFACTURING BUILDING

3575 Stern Ave, St. Charles, IL 60174



±69,833 SF



**LEASING INFO
& CONTACT**

David Prell

Ted Gates

Dylan DeMaio

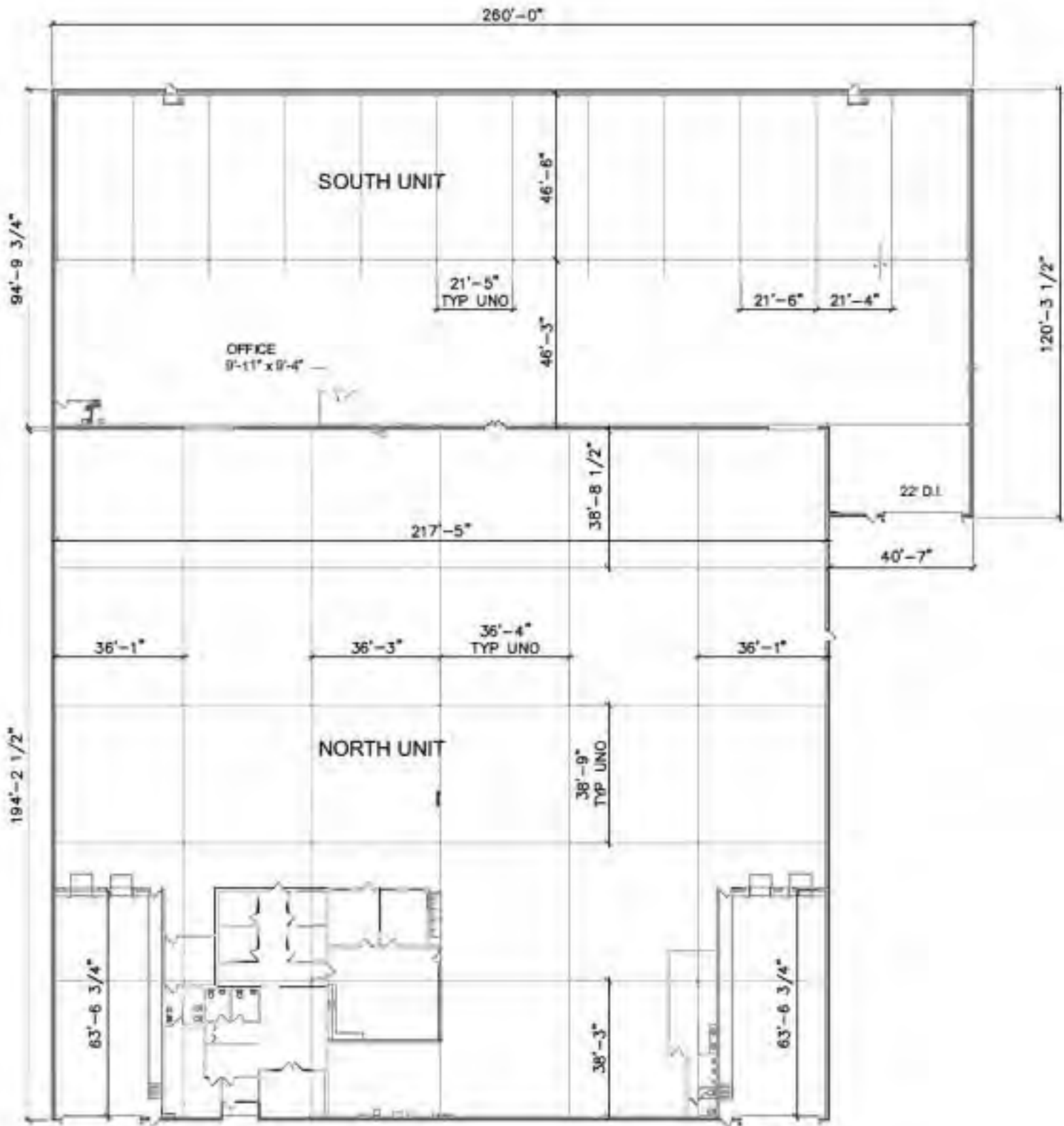
(773) 405 9093 / david.prell@cbre.com

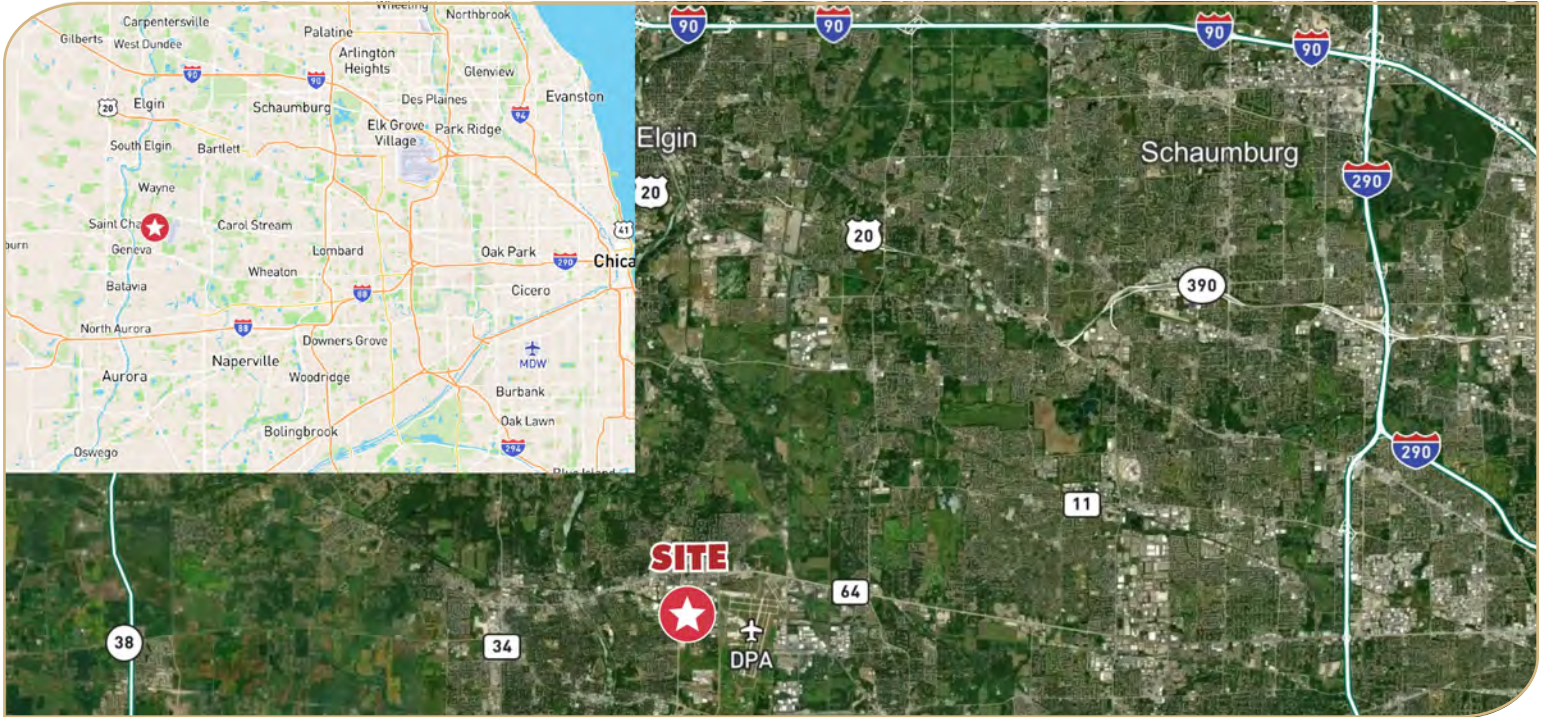
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CBRE

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.





PROPERTY FEATURES

Total Building: 69,833 SF

Available Size: 69,833 SF

Office Size: 5,437 SF

Land Size: 2.7 Acres

Clear Height: 19'-22'

Sprinklers: Wet

Power: 1,600 amps total, 2 separate services:
(1) 1,200 amps 277/480 volts in North Unit
(2) 400 amps 277/480 volts in South Unit

Loading: 4 Interior Docks
1 Drive-in Door

Year Built: 1979

Construction: Masonry

Miscellaneous: Crane infrastructure in place in South Unit