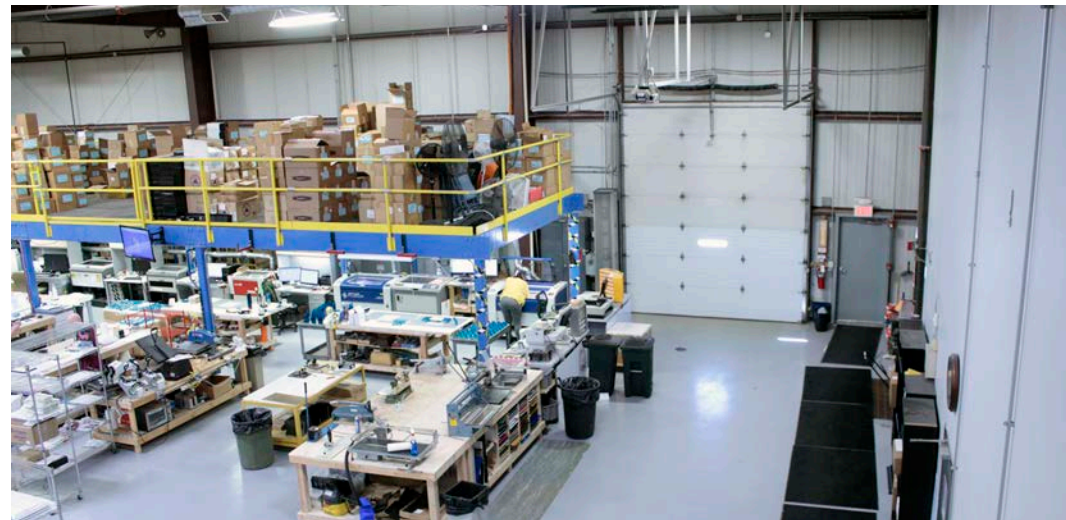
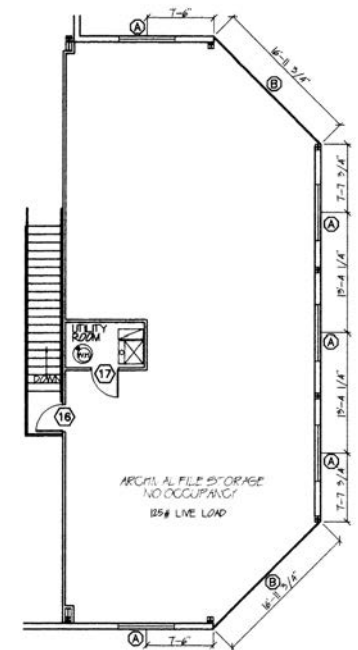




FOR SALE or LEASE: 11,214 SF

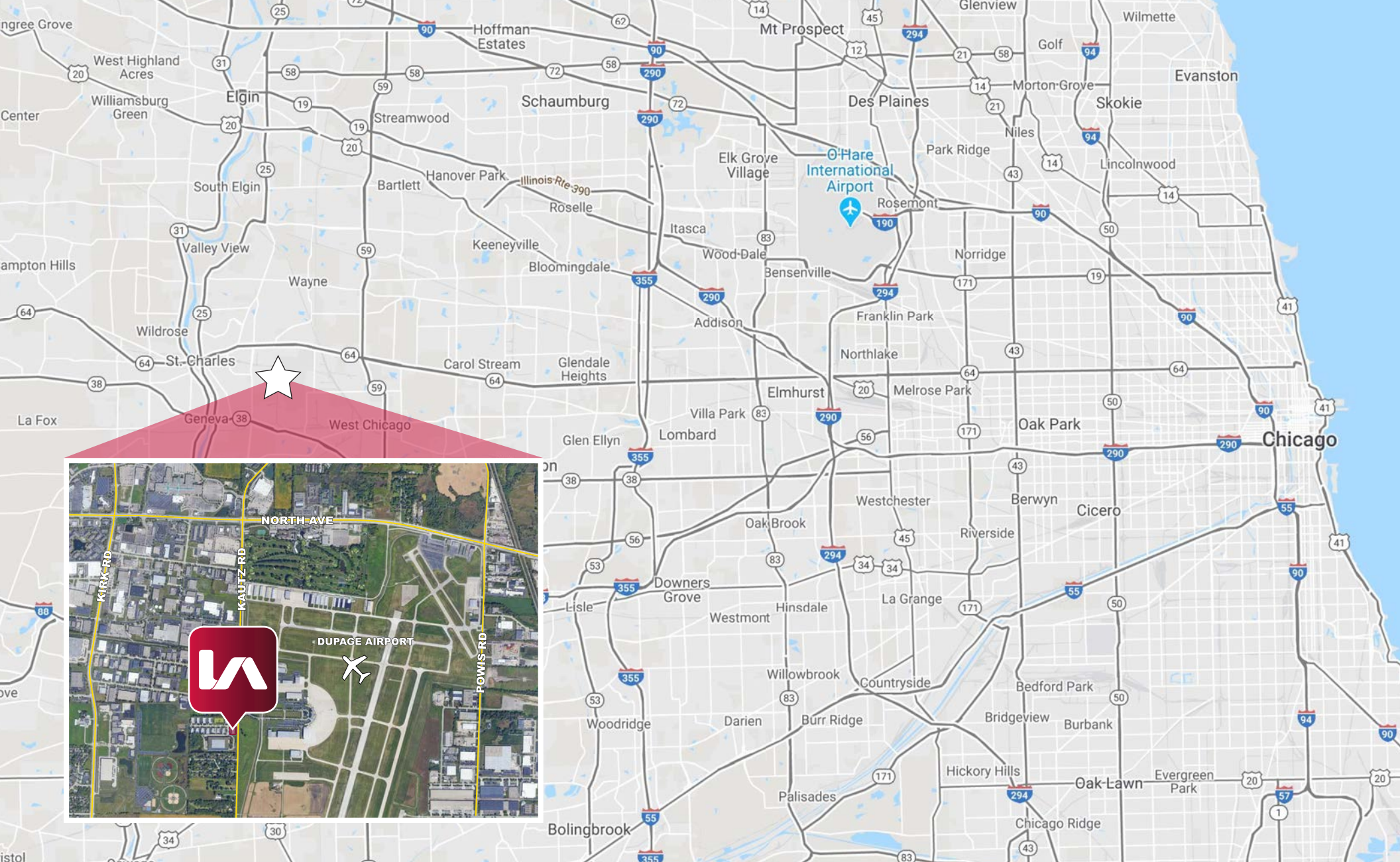
BUILDING	±11,214 SF
OFFICE	±1,700 SF (additional ±1,700 SF on 2 ND floor office not included in SF)
LOT SIZE	0.91 acres
CEILING	18' clear
LOADING	1 Exterior dock 1 Drive-in door (12' x 14')
PARKING	15 spaces
YEAR BUILT	Circa 2000
SPRINKLER	Yes
ZONING	M-2 - limited manufacturing
POWER	1,000 amps @ 480 volts, 3-phase
TAXES	\$21,278.82 (\$1.86 PSF)
LEASE RATE	STO
SALE PRICE	\$1,200,000
BUILDING HIGHLIGHTS	• Epoxy floor in warehouse • Triple catch basin and floor drains • New carpet and flooring in office • CAT6 E throughout building • Airlines throughout warehouse • Warehouse duct work in place for future A/C • High efficiency lighting in warehouse • St. Charles power instead of ComEd • Well maintained facility



[illegible]

3985 COMMERCE DRIVE
ST. CHARLES, ILLINOIS





LEE & ASSOCIATES
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