

# Industrial Space For Lease

227 E. St. Charles Road, Unit 227 · Carol Stream, Illinois 60188



TOTAL SPACE	ASKING RENT	MONTHLY RATE	CLEAR HEIGHT
<b>1,675 SF</b>	<b>\$13.50 /SF·YR</b>	<b>\$1,885 /mo</b>	<b>~14'</b>

## PROPERTY OVERVIEW

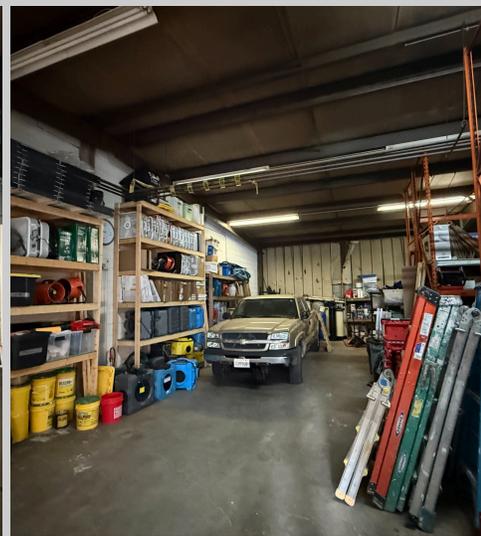
Move-in ready industrial flex unit in a professionally managed multi-tenant complex with 370 feet of frontage on St. Charles Road in Carol Stream, IL. One block south of Route 64, with easy access to I-355 and O'Hare International Airport. Local professional ownership with open floor plans, heated warehouse, and on-site parking.

## UNIT FEATURES

- 1,675 SF total — 190 SF office + 1,505 SF warehouse
- Office includes private bathroom
- Heated warehouse (gas-fired roof-suspended unit heater)
- Wall-unit A/C in office
- One 10'×12' drive-in door with parking lot access
- 120/240-volt power
- 3-year lease · 3.00% annual rent escalations

## BUILDING FEATURES

- One block south of Route 64 (North Avenue)
- Easy access to I-355 via North Avenue (~10 minutes)
- Convenient access to O'Hare International Airport
- ~14' clear height
- Gas-fired roof-suspended unit heaters
- 27 shared parking spaces
- 120/240-volt power
- Local professional ownership



**Chatham Park Properties, LLC**

(630) 358-9510

chatham-park.com

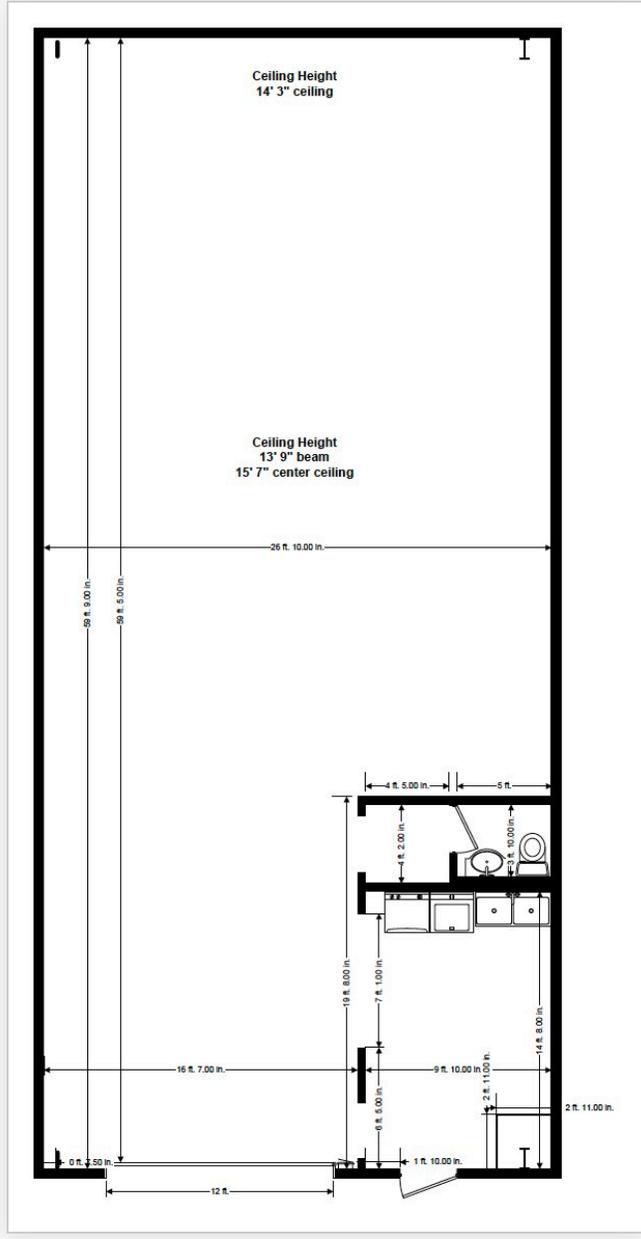
MONTHLY RATE

**\$1,885**

+ utilities · Gross Lease

# FLOOR PLAN — UNIT 227

227 E. St. Charles Road, Carol Stream, Illinois 60188 · 1,675 Square Feet



TOTAL AREA

**1,675 SF**

DIMENSIONS (APPROX.)

**26'10" × 59'5"**

CLEAR HEIGHT

**~14'**

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ASKING RENT

**\$13.50** /SF-YR

Gross Lease · \$1,885/mo + utilities