

**28,796 SF
FOR LEASE**

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

**3605-3625 SWENSON AVENUE
ST. CHARLES, ILLINOIS**



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OWNED BY:



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**AVAILABLE FOR LEASE
3605-3625 SWENSON AVENUE
ST. CHARLES, ILLINOIS**

BUILDING SPECIFICATIONS:

BUILDING SIZE: 114,560 SF

AVAILABLE: 28,796 SF

OFFICE/FLEX SPACE: 8,117 SF (can be reduced)

SITE SIZE: 5.93 acres

CLEAR HEIGHT: 22'

LOADING:
› 2 interior docks
› 1 drive-in door

PARKING: 28 spaces

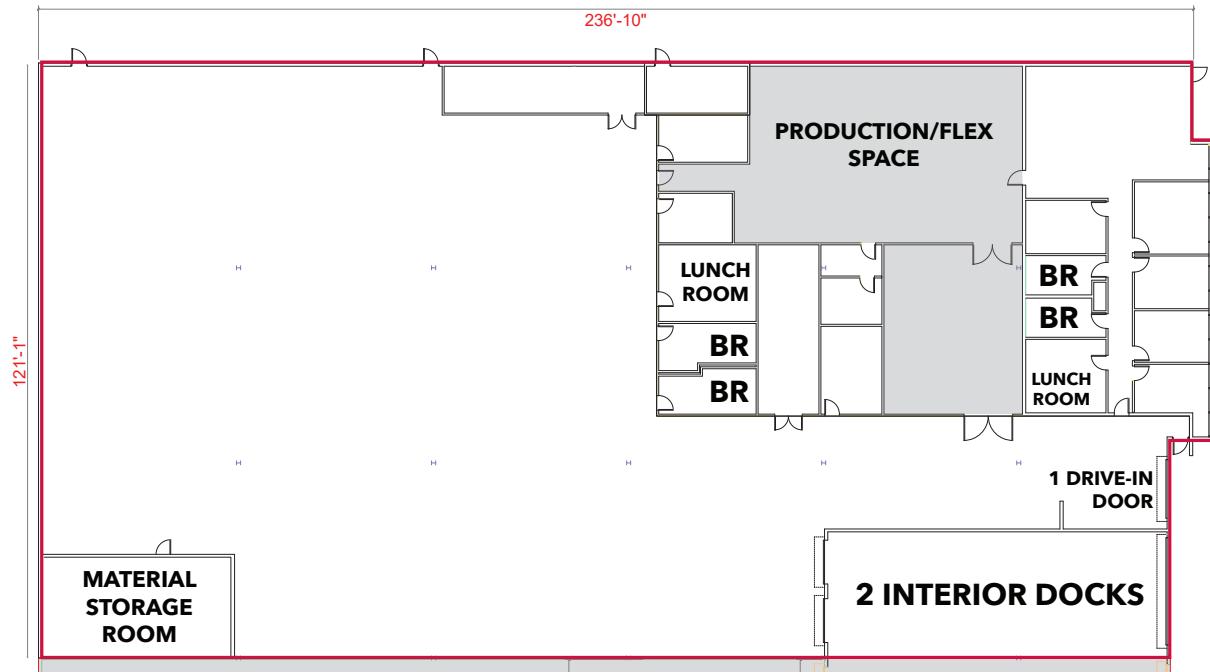
POWER: 1,600 amps

TAXES: \$0.99 PSF (2024 payable 2025)

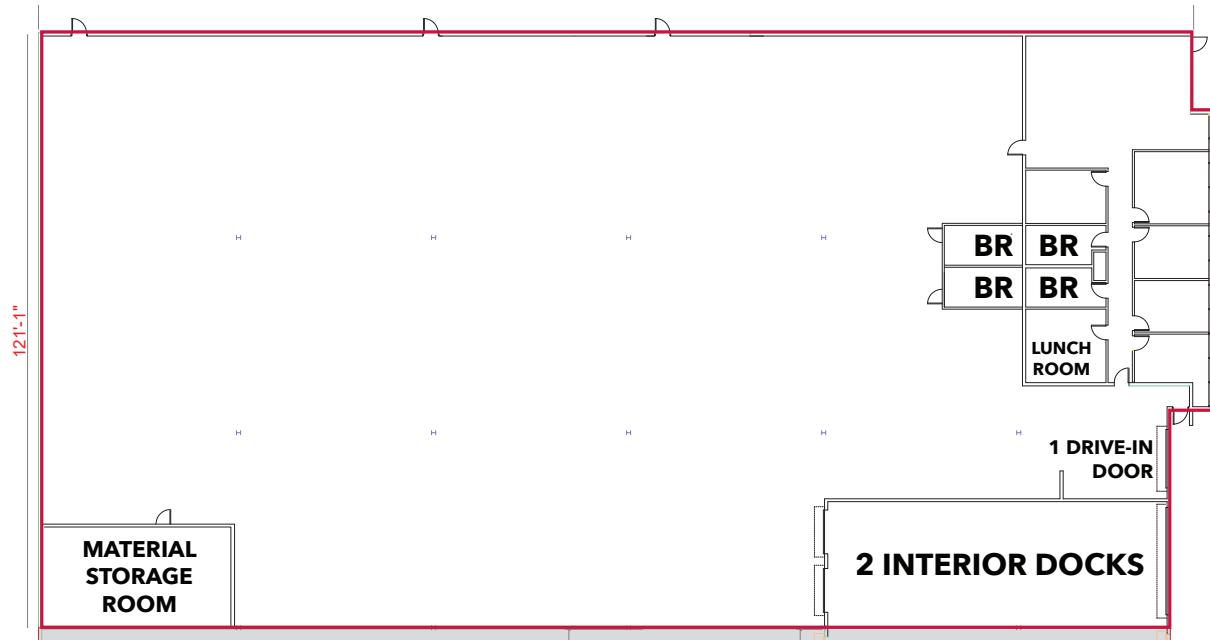
LEASE RATE: Subject to offer

COMMENTS:
› Located in Kane County
› Good business park environment
› Property location amid executive housing and strong labor force
› End cap unit

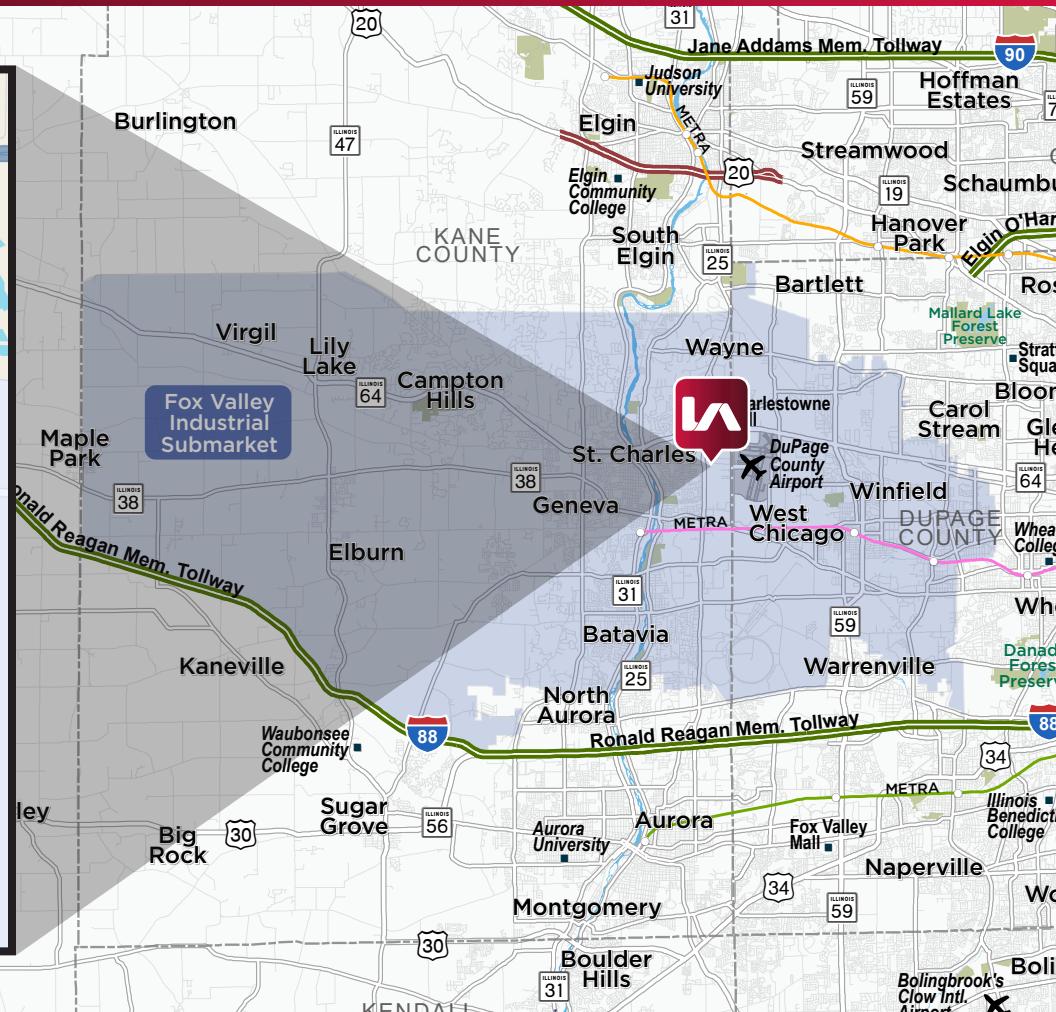
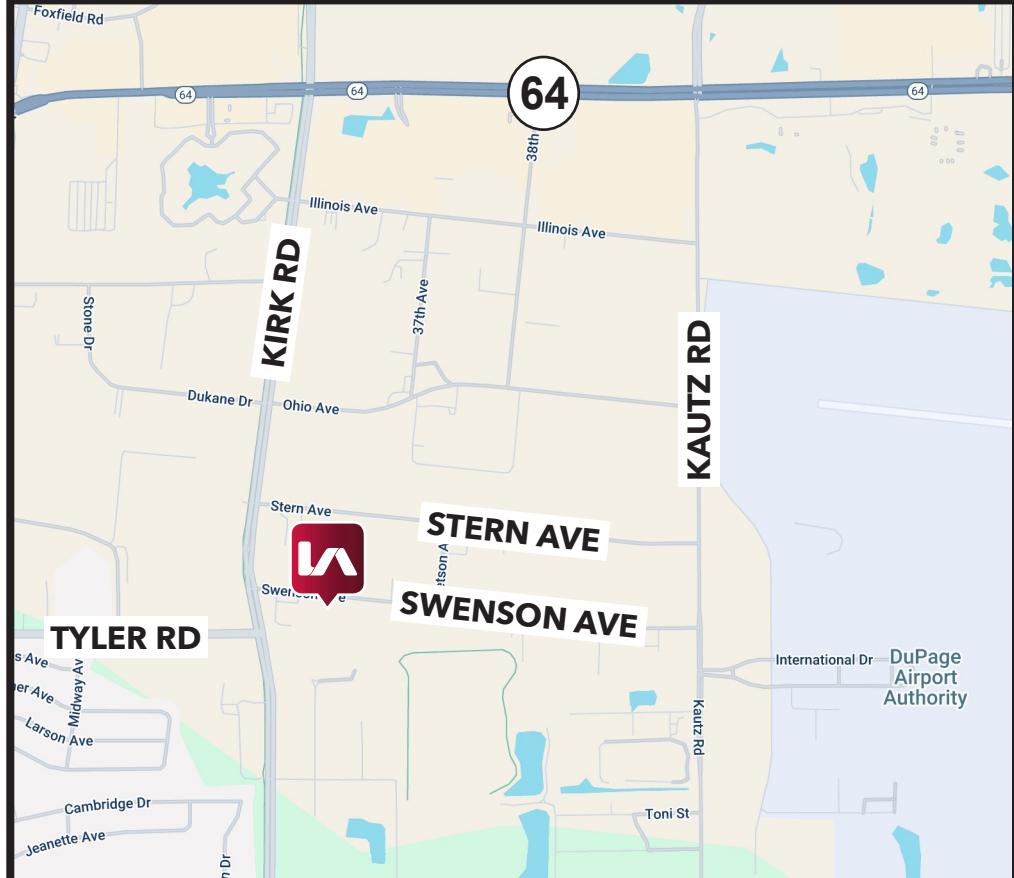




**FLOOR PLAN WITH
CURRENT OFFICE LAYOUT**



**FLOOR PLAN WITH
REDUCED OFFICE LAYOUT
(CONCEPTUAL PLAN)**



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