

**28,796 SF
FOR LEASE**

3605-3625 SWENSON AVENUE
ST. CHARLES, ILLINOIS



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OWNED BY:



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AVAILABLE FOR LEASE

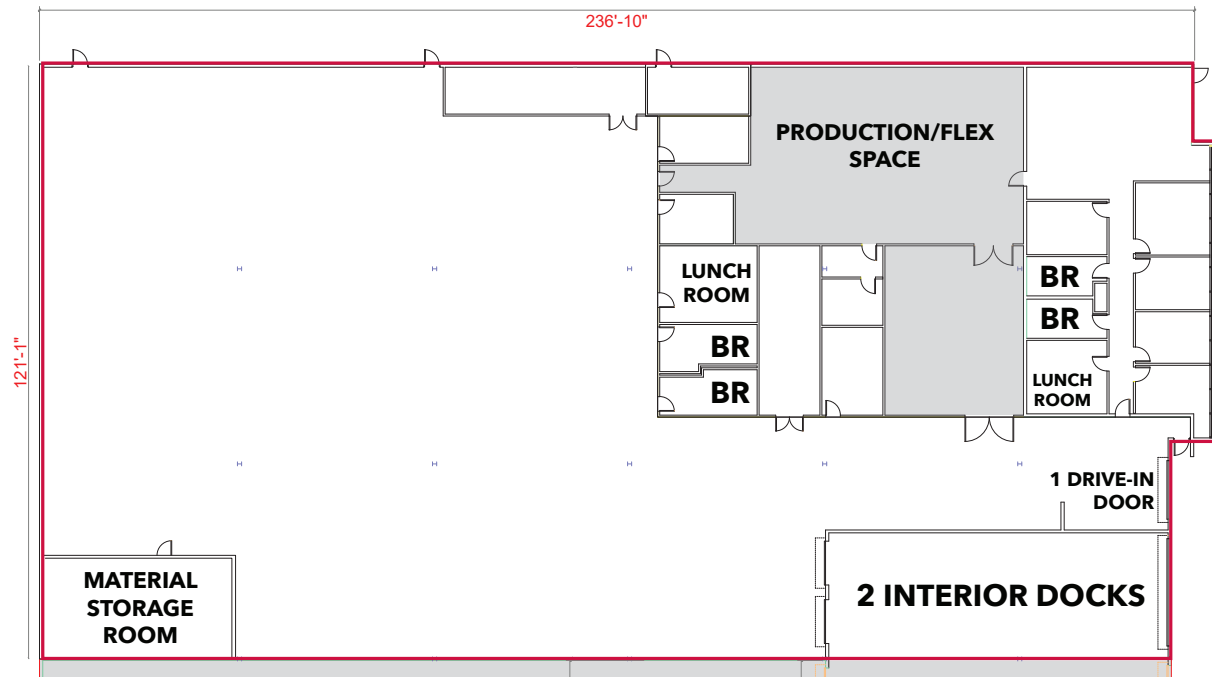
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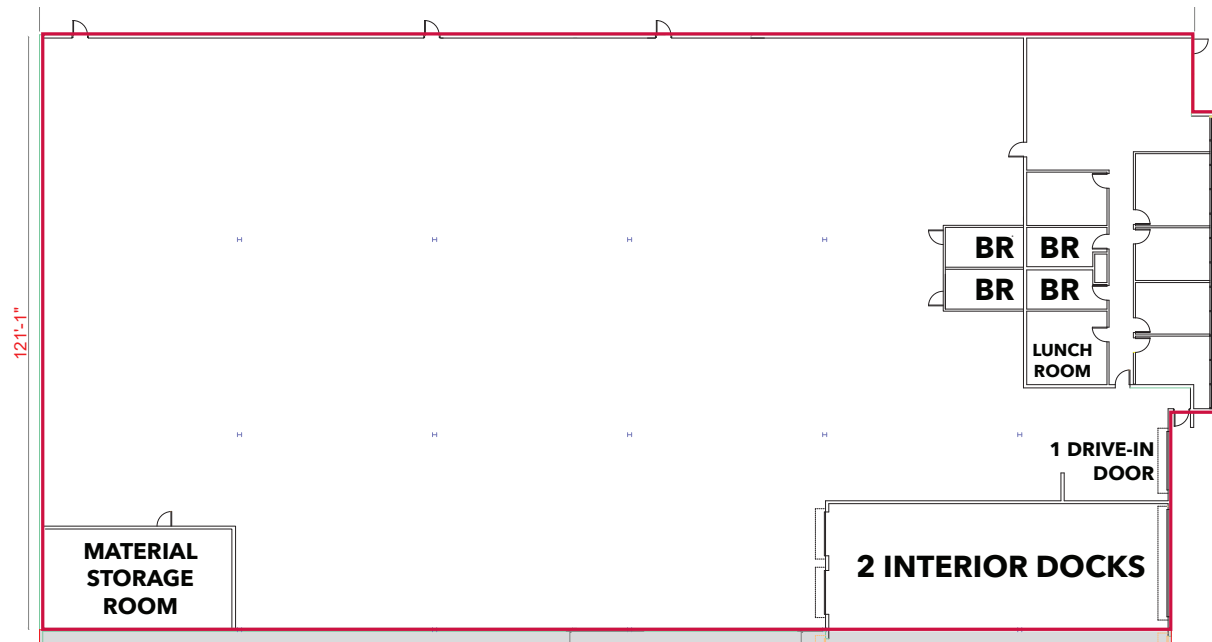
BUILDING SPECIFICATIONS:

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

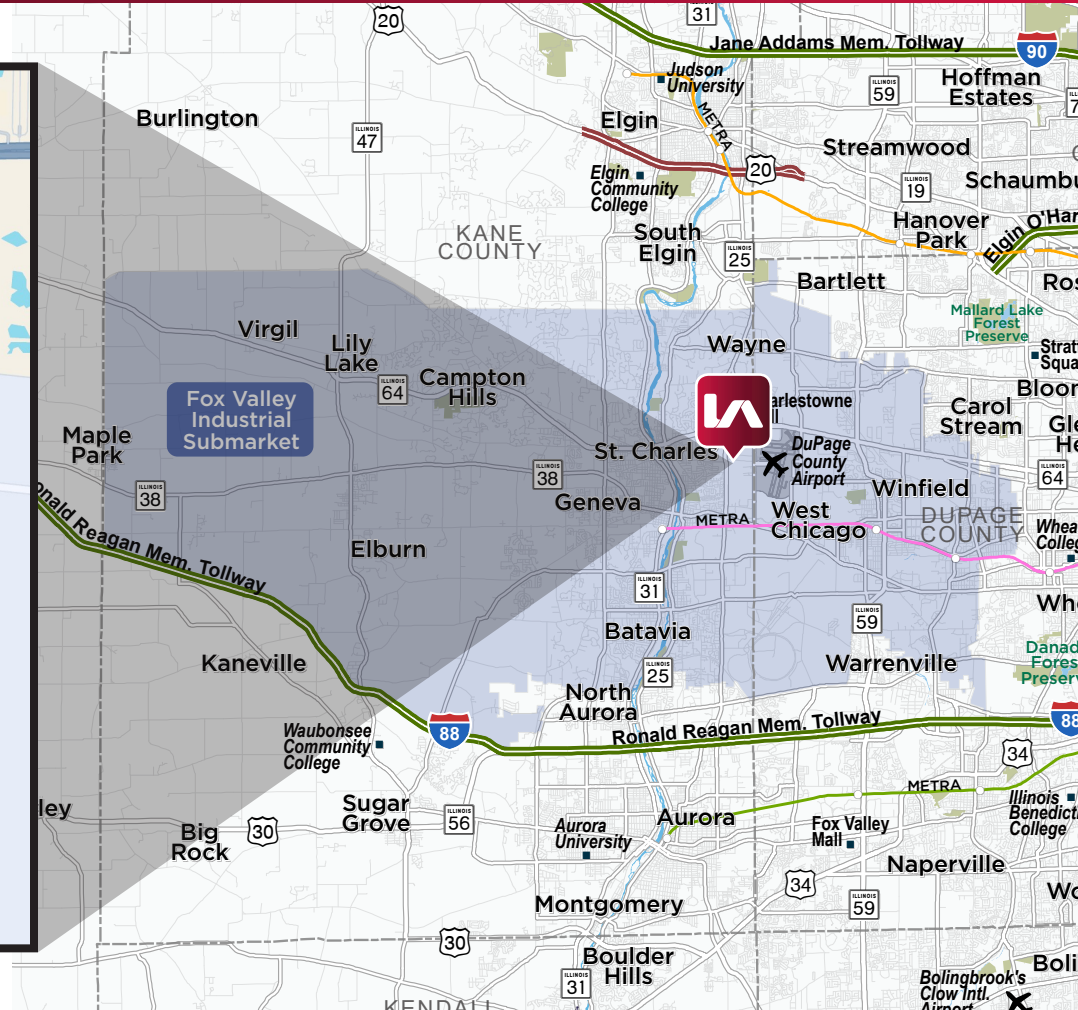
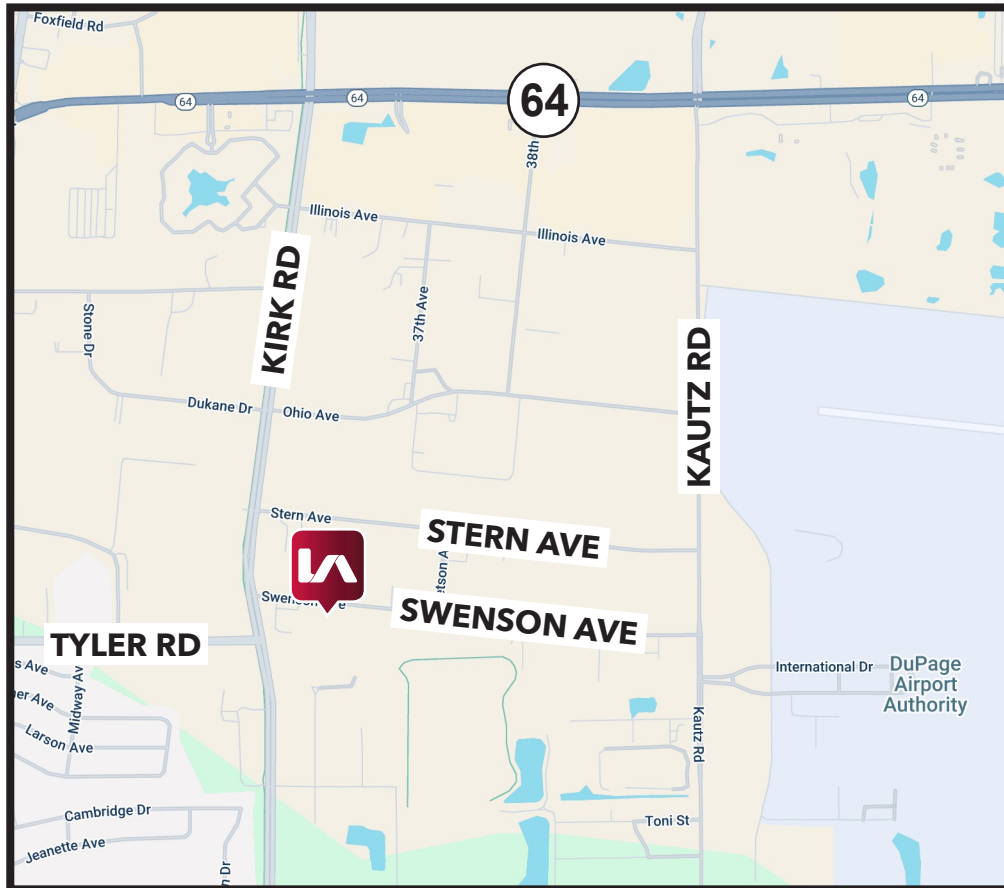




**FLOOR PLAN WITH
CURRENT OFFICE LAYOUT**



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



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