FOR LEASE

3712 Illinois Ave. St. Charles, IL 60174

Industrial Space Available! 4473 +/- Square Feet \$12.00psf MG



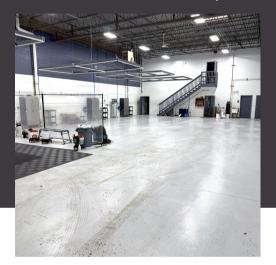
1,067 SF Office Space



Drive in Door Access



3,406 SF Warehouse Space



Building Highlights

- LED lighting in warehouse
- > 3,406 sq ft warehouse space with washroom
- ▶ 1,067 sq ft office space with washroom
- ► HVAC in office, 2 warehouse heaters
- ▶ 12'x14' drive in door, 18' clear height
- Washer, dryer and water softener included
- Parking in front and rear of building

Brad Schreiner

Managing Broker

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140 First Street Batavia, IL 60510 www.beicre.com



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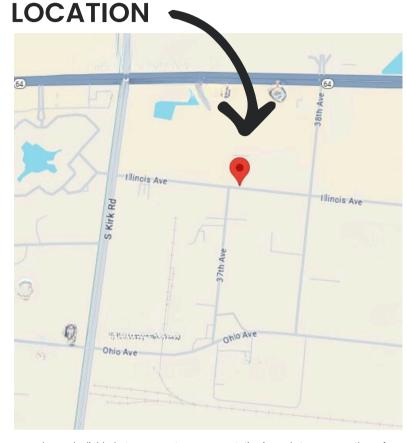
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PROPERTY DETAILS:

This industrial unit for lease in St. Charles is located in an industrial condo building. With a total of 4,473 square feet- 3,406 square feet of warehouse space and 1,067 square feet of office space with a breakroom area.

Office area is an open floor plan which can accommodate multiple desks and cubicles. The Drive in Door measures 12' x 14' with a garage door opener.

Monthly rent includes CAM and RE taxes but excludes utilities.



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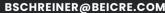














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