

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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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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LOCATION

