



Each office independently owned and operated

KAMMES COMMERCIAL

1417 N Main St
kammescommercial.com
Wheaton, IL 60187

FOR LEASE | INDUSTRIAL PROPERTY

1041 TRINE COURT

ST. CHARLES, IL 60174



PRESENTED BY:

KAYSER DOS REIS

Commercial Broker
708.267.6471
IL #475190677

DAVID ZINN

Managing Partner
630.514.5354
IL #471.021125

1041 TRINE COURT

ST. CHARLES, IL 60174



PROPERTY DESCRIPTION

Prime commercial property available for lease in St. Charles, IL. This space offers a perfect blend of functionality and modern design, featuring spacious open floor plans, ample natural light, and high ceilings that create an inviting atmosphere.

PROPERTY HIGHLIGHTS

- High ceilings
- Strategic location

OFFERING SUMMARY

Lease Rate:	Subject to Offer
Number of Units:	1
Available SF:	4,500 SF
Lot Size:	4 Acres
Building Size:	13,154 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	192	817	3,335
Total Population	448	1,942	7,961
Average HH Income	\$147,646	\$139,522	\$127,034



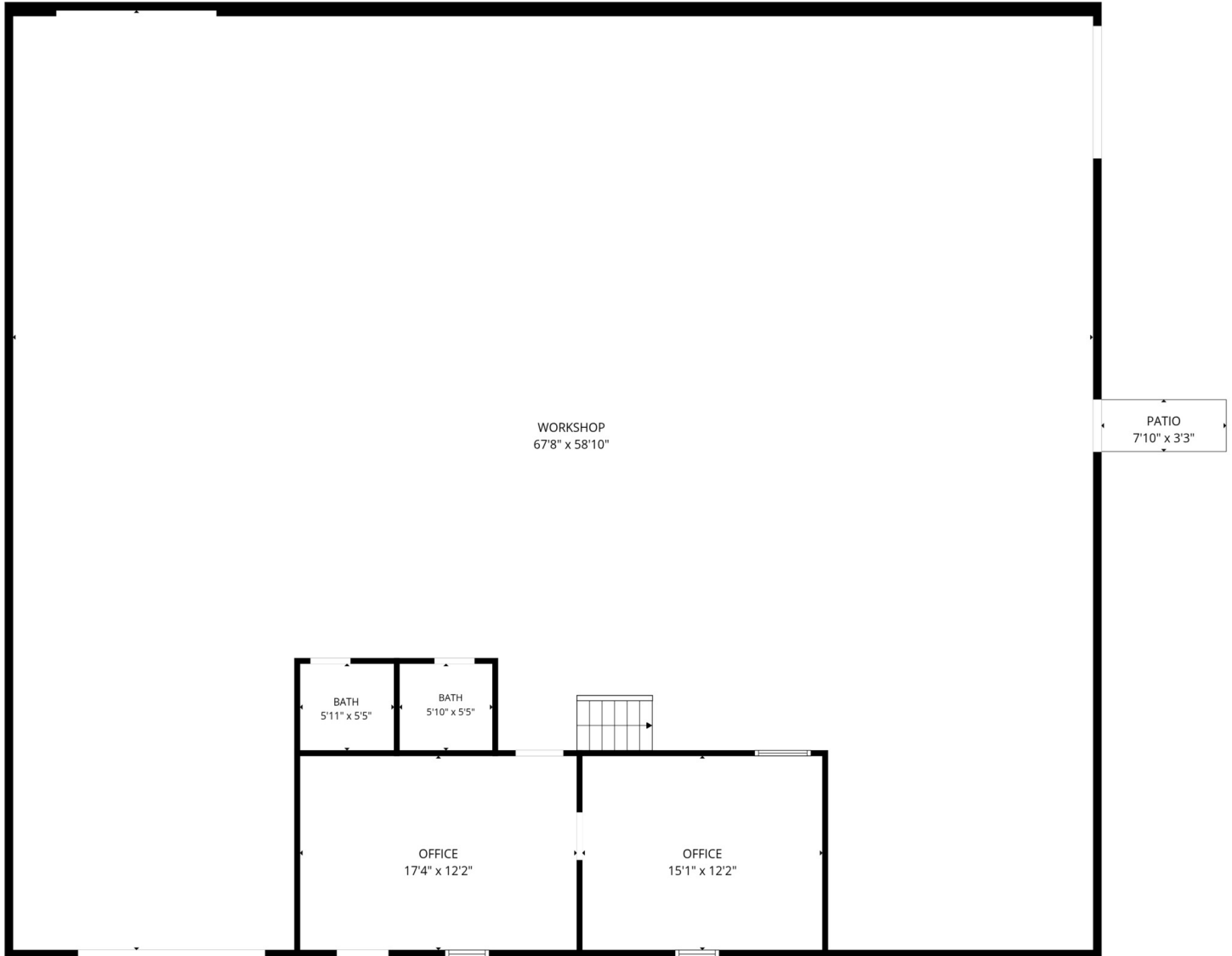
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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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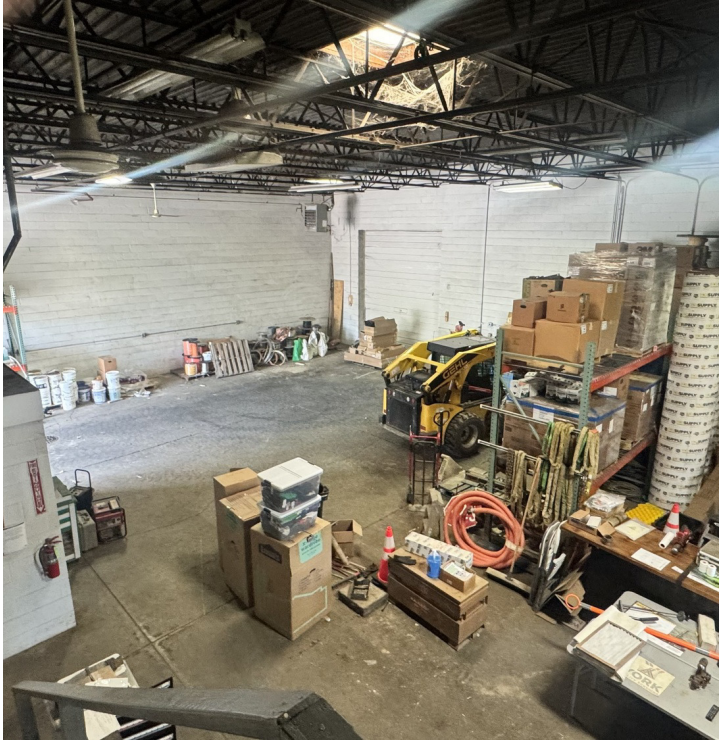
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ADDITIONAL PHOTOS

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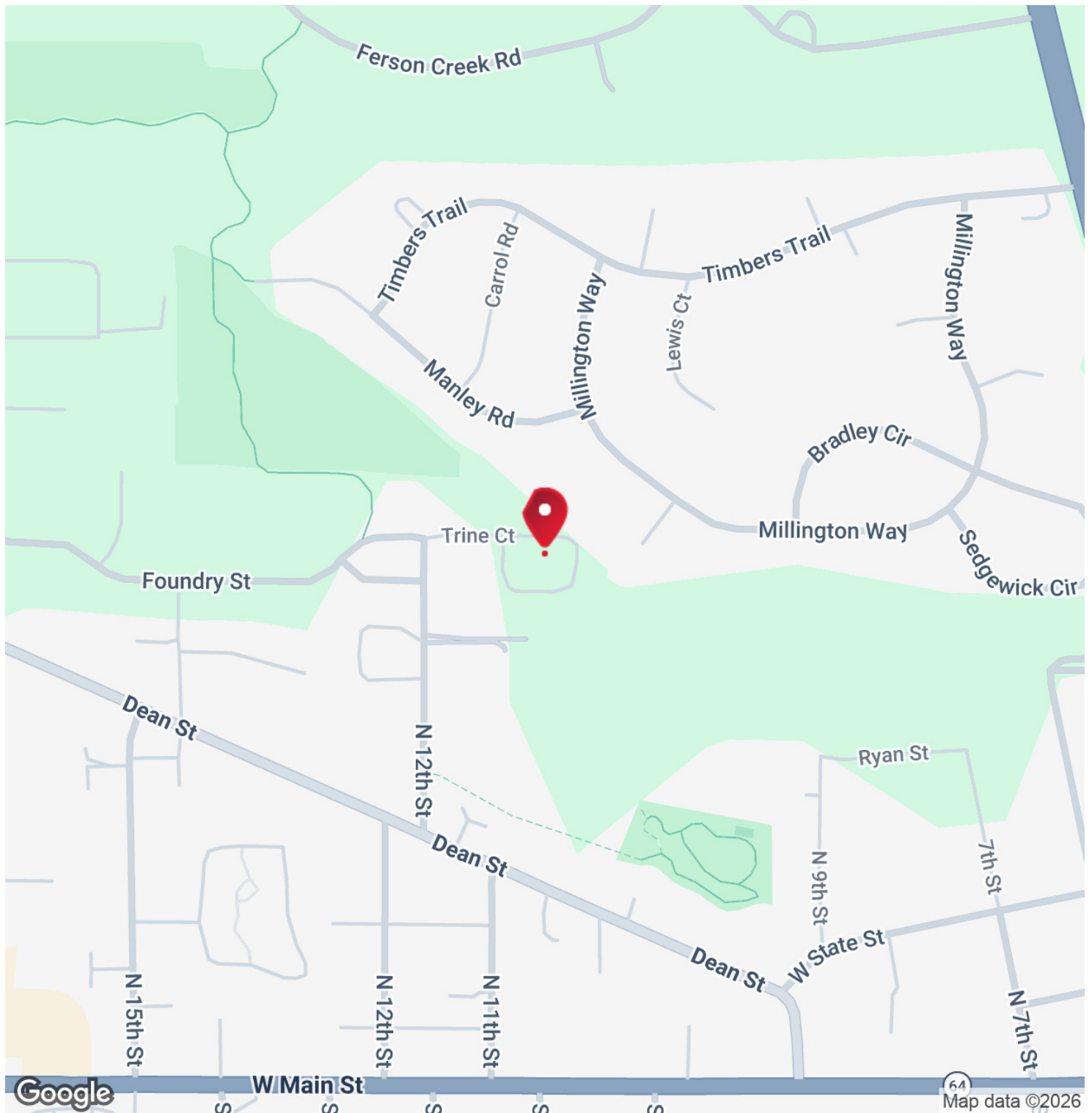
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LOCATION MAP

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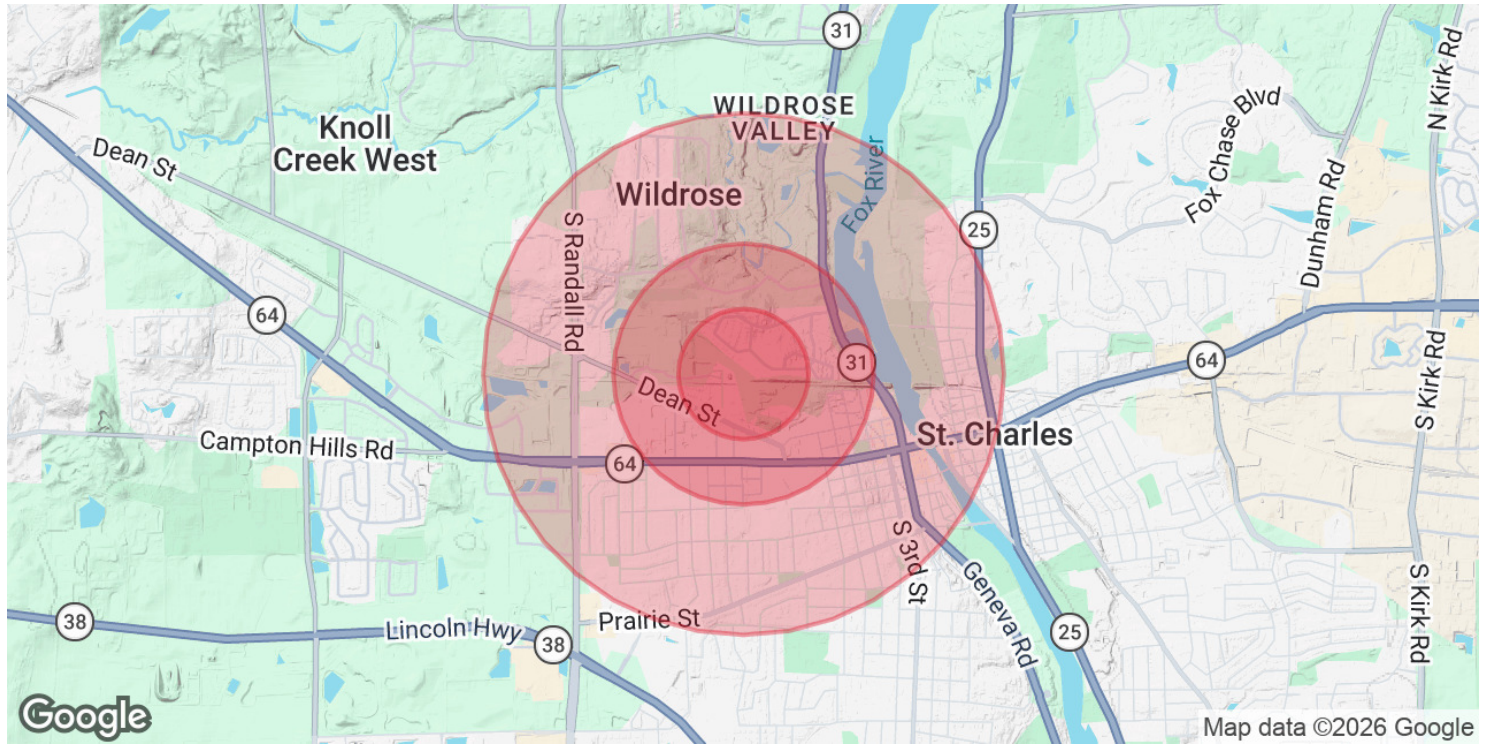
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	448	1,942	7,961
Average Age	46.7	44.2	42.1
Average Age (Male)	38.4	37.5	38.5
Average Age (Female)	58.0	53.1	45.6

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	192	817	3,335
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$147,646	\$139,522	\$127,034
Average House Value	\$395,393	\$392,414	\$388,017

2023 American Community Survey (ACS)



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