

Industrial Property For Lease

# 26W251 SAINT CHARLES ROAD

Carol Stream, IL 60188



**SIZE:**

12,690 SF

**ADDRESS:**

26W251 Saint Charles Road Carol Stream, IL 60188

**SUMMARY:**

This property offers the perfect canvas for your business needs. Embrace the convenience of ample parking and excellent accessibility. With its professional atmosphere and strategic location, this property presents an ideal setting for businesses looking to make their mark. Elevate your commercial presence and unlock the full potential of your operations.

**MORKEN  
& ASSOCIATES**

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3820 Ridge Pointe Drive, Geneva, IL 60134

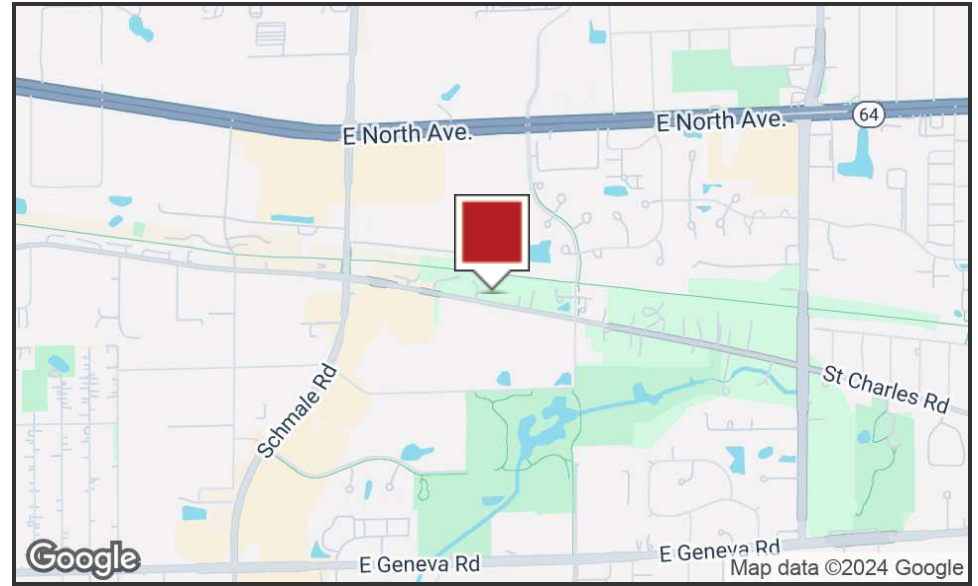
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# Executive Summary



## OFFERING SUMMARY

<b>Lease Rate:</b>	\$12.00 SF/yr (MG)
<b>Building Size:</b>	12,690 SF
<b>Available SF:</b>	12,690 SF

## PROPERTY OVERVIEW

Discover a premier leasing opportunity at this exceptional property in Carol Stream, IL. Embrace the convenience of ample parking and excellent accessibility, ensuring a seamless experience for employees and visitors alike. Newly finished offices and lots of open warehouse space!

## PROPERTY HIGHLIGHTS

- - Ample on-site parking for tenants and visitors
- - Proximity to major transportation routes and highways
- - Flexible lease terms to accommodate varying business needs
- - 7 drive in doors

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## ■ Additional Photos



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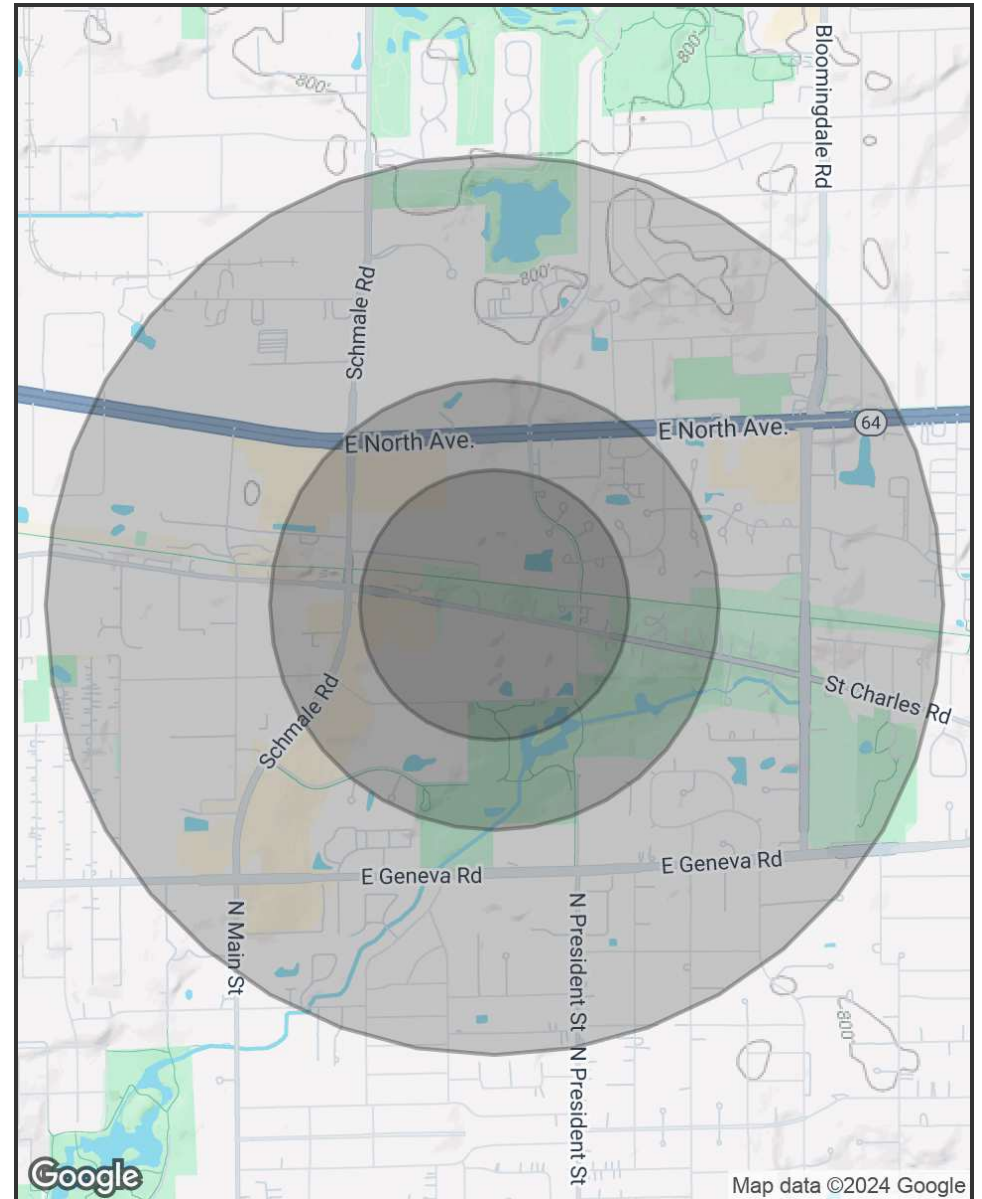
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# Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	692	2,162	8,593
Average Age	65	55	44
Average Age (Male)	59	51	43
Average Age (Female)	68	57	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	172	610	2,742
# of Persons per HH	4	3.5	3.1
Average HH Income	\$113,075	\$149,786	\$159,348
Average House Value	\$355,045	\$420,459	\$424,036

Demographics data derived from AlphaMap



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