



# FOR LEASE: 1519 E MAIN ST, ST CHARLES, IL 60174



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$8 - 11 SF/yr (NNN)
<b>NUMBER OF UNITS:</b>	14
<b>AVAILABLE SF:</b>	1,846 - 12,313 SF
<b>BUILDING SIZE:</b>	47,400 SF
<b>TAXES/CAM:</b>	\$3.85 / SF (est.)

## PROPERTY DESCRIPTION

FOR LEASE: Multiple units available for industrial or office users. Under new ownership! Building improvements underway including fresh paint and LED lighting. Flexible floorplans. Loading dock access.

INCENTIVE: Ownership is offering one month of base rent abatement per year of term on new leases signed by May 1, 2026! Contact broker for more details.

## PROPERTY HIGHLIGHTS

- Lease incentives available for new leases signed by May 1st!
- High visibility location on Rt 64 (Main St)
- Flexible floor plans
- Common loading docks

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# AERIAL



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# COMPLETE HIGHLIGHTS



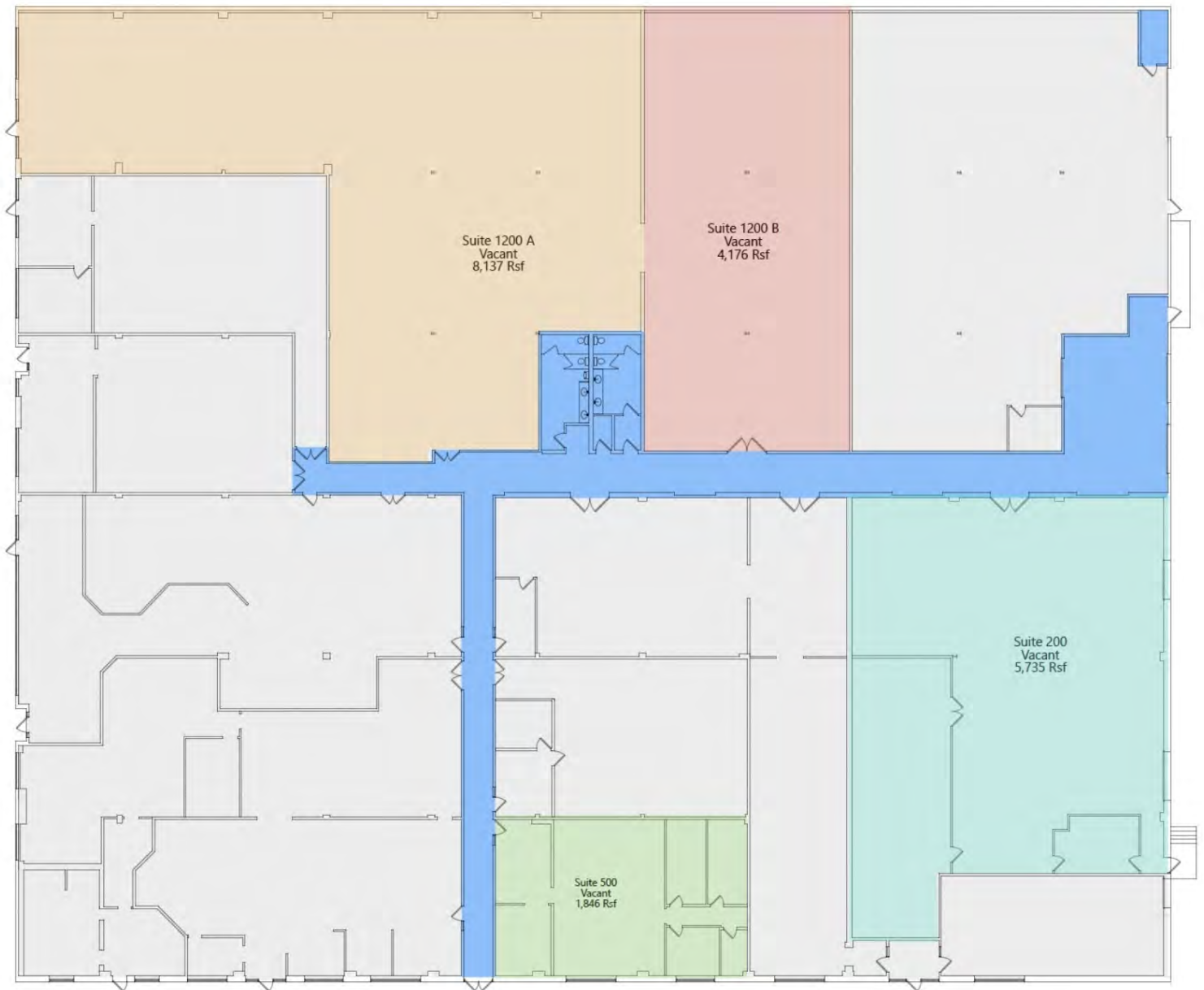
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# BUILDING LAYOUT



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# INDUSTRIAL SPACES

## LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	1,846 - 12,313 SF	<b>LEASE RATE:</b>	\$8 - \$11 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 200	Available	5,735 SF	NNN	\$9.00 SF/yr	Industrial space. 13'6" clear. (2) private docks. 3-phase electric. Private entrance. Common restrooms. 5,301 usf, 5,735 rsf.
Suite 1200A	Available	8,137 SF	NNN	\$8.00 SF/yr	High visibility industrial space. Ample windows. Private entrance facing Main St. Roughly half the space is 14' clear and half is 20' clear. Common restrooms. Double doors lead to common hallway and common docks. 7,521 usf, 8,137 rsf.
Suite 1200B	Available	4,176 SF	NNN	\$8.00 SF/yr	Industrial space. 14' clear. Common restrooms. Double doors lead to common hallway and common docks. 3,859 usf, 4,176 rsf.
Suite 1200A/B	Available	12,313 SF	NNN	\$8.00 SF/yr	Industrial space. 14' to 20' clear. Common restrooms. Double doors lead to common hallway with common docks. 11,380 usf, 12,313 rsf.

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# SUITE 200



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# SUITE 1200A



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**SUITE 1200B**



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## OFFICE / FLEX SPACES



### LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	1,846 - 12,313 SF	<b>LEASE RATE:</b>	\$8 - \$11 SF/yr

### AVAILABLE SPACES

#### SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 500	Available	1,846 SF	NNN	\$11.00 SF/yr	Office space with reception area, conference room, bullpen, and (3) private offices. 100% air conditioned. Ample windows. Common restrooms. 1,706 usf, 1,846 rsf.

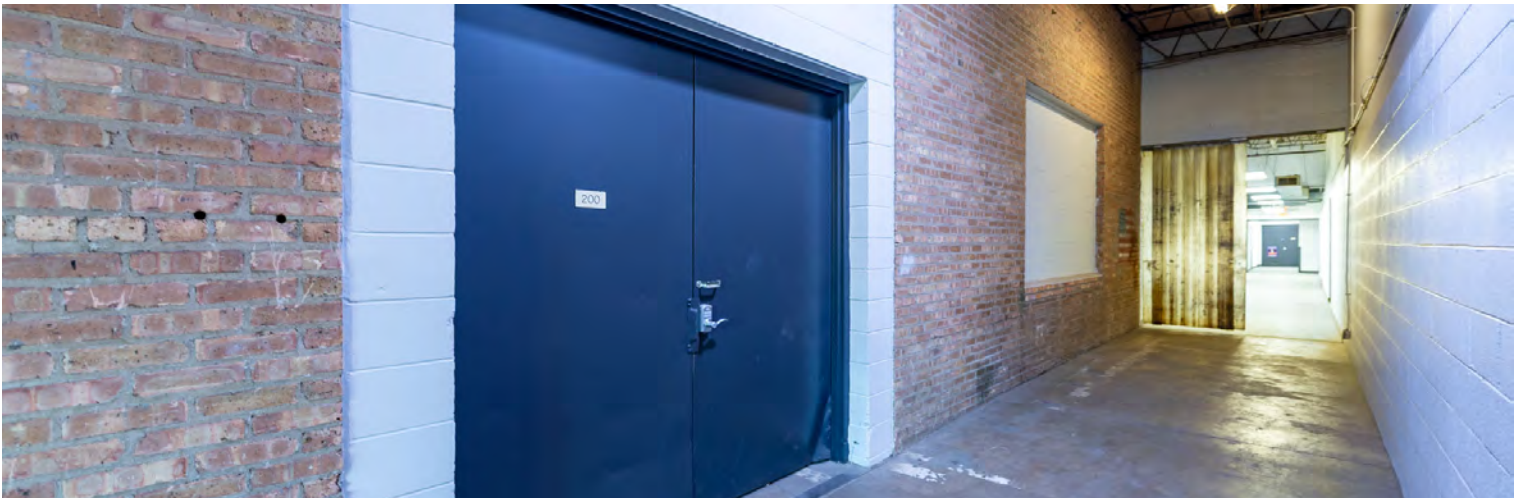
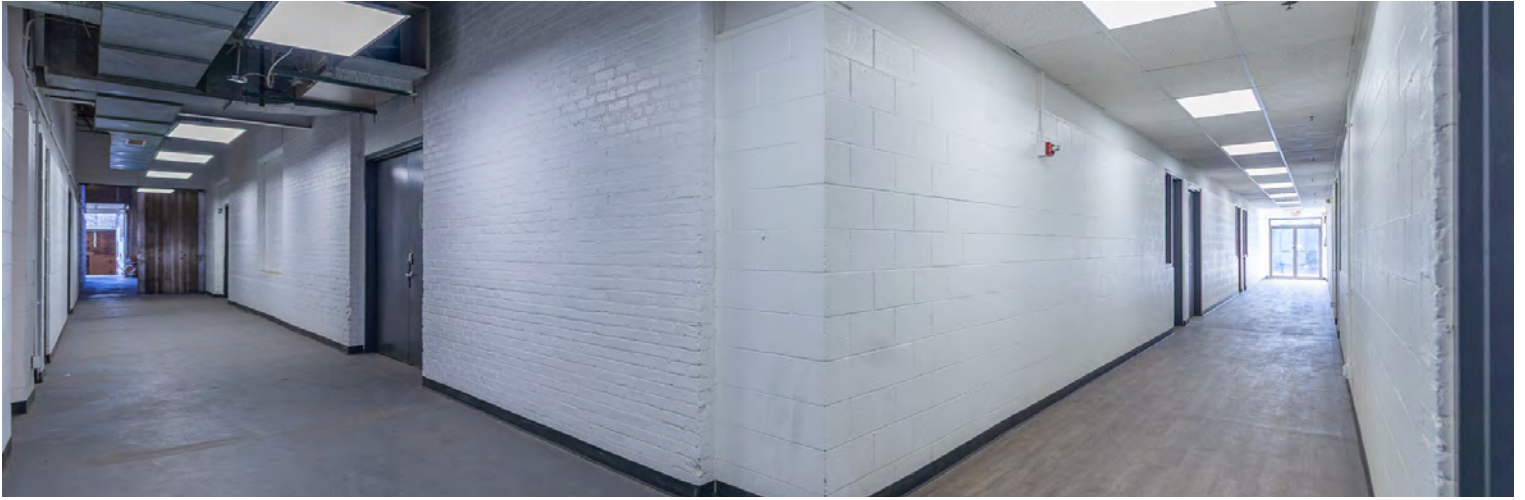
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## SUITE 500 - OFFICE



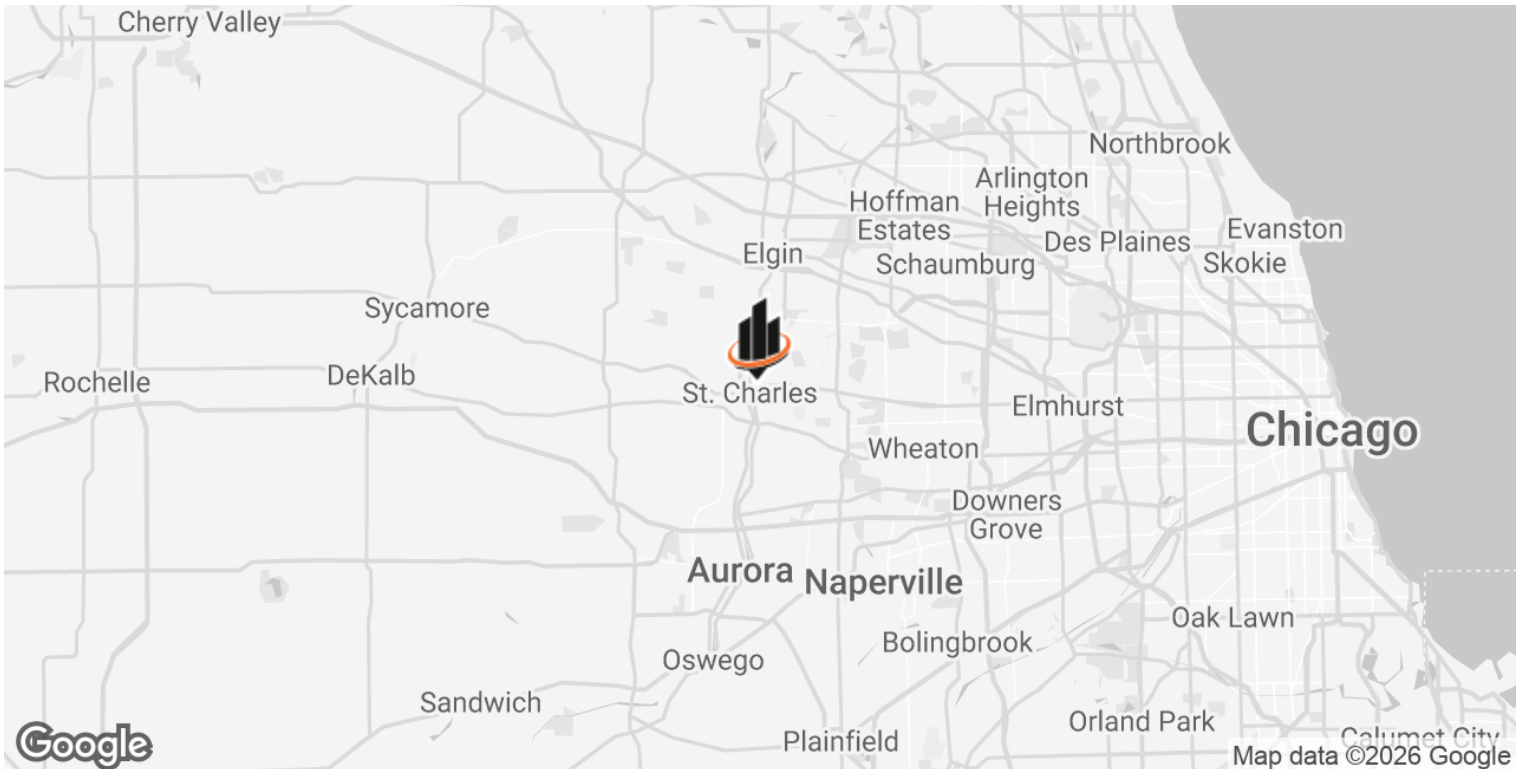
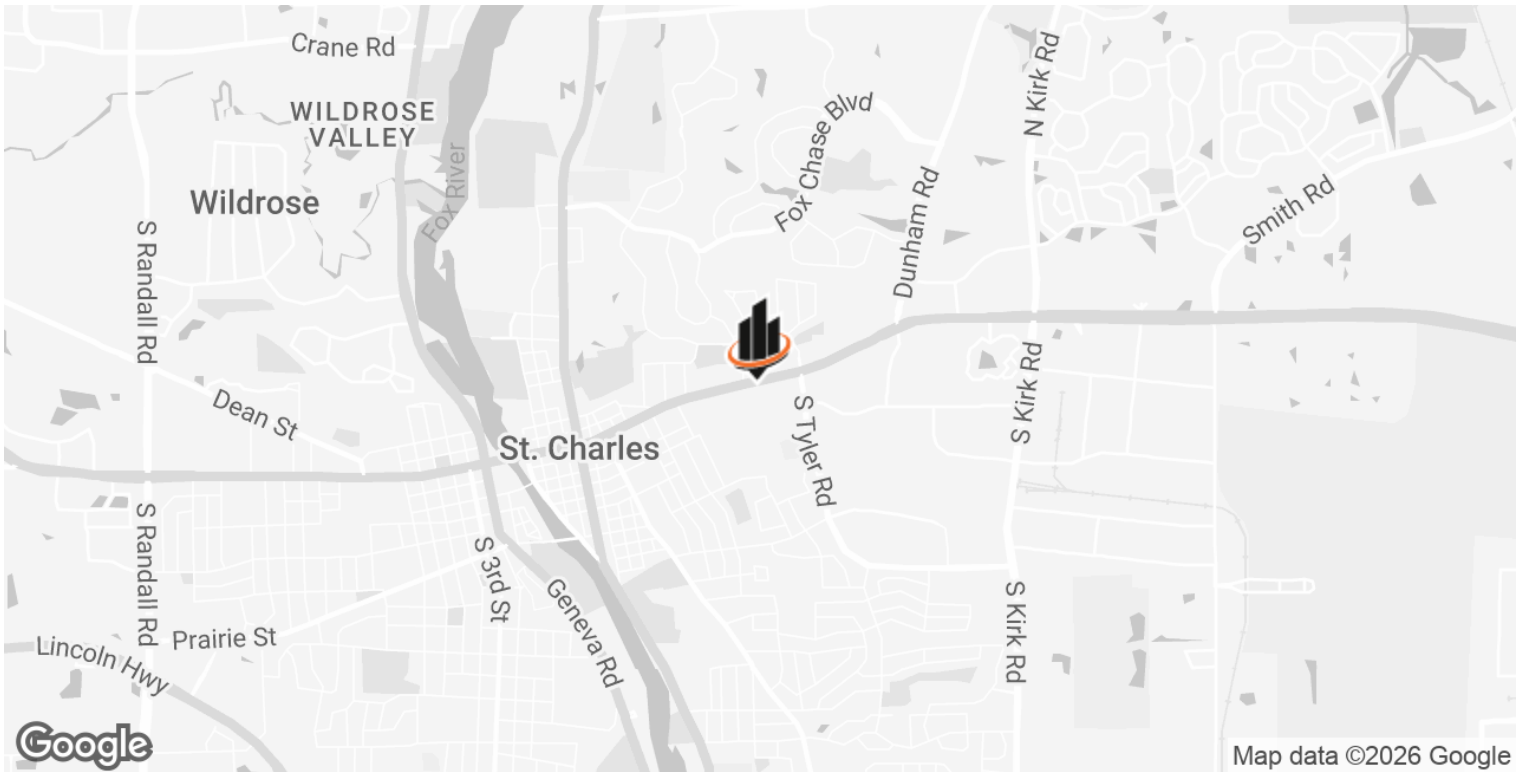
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## COMMON AREAS



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## LOCATION MAPS



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