

# 6,213 SF

## Industrial Property For Lease



**BROWN**  
COMMERCIAL GROUP, INC.

**1820 PRODUCTION DR., ST. CHARLES, IL 60174**



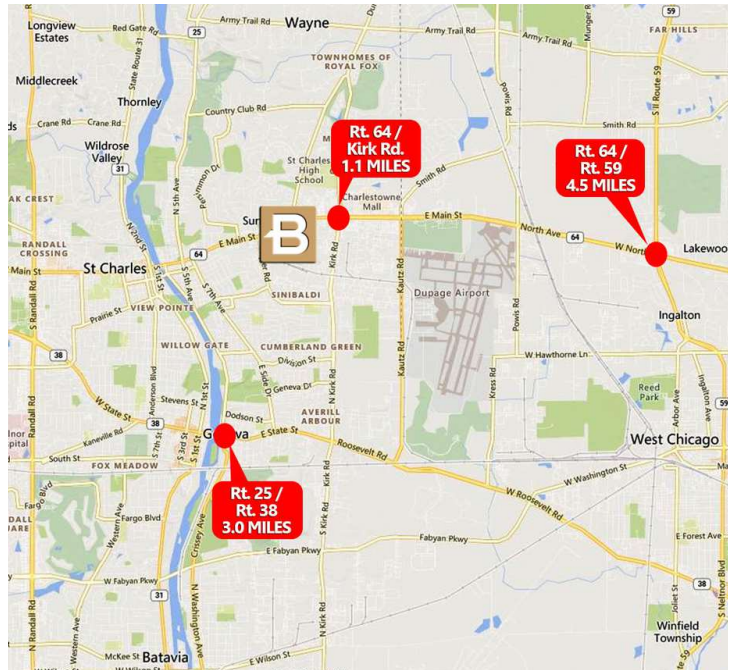
### LOCATION DESCRIPTION

Established industrial area one block south of Rt. 64 (Main St.), approximately 1 mile east of Rt. 25. Close to major transportation routes via nearby Rt. 64, Rt. 25, Rt. 38, Rt. 59.

SPACES	LEASE RATE	SPACE SIZE
Unit B	\$11.00 SF/yr	6,213 SF

### PROPERTY OVERVIEW

- 1 Units Available
- Office Space Varies Per Unit
- 20' Clear Ceiling
- 1 Drive-in Door (12' x 14') Per Unit
- Triple Catch Floor Drains
- Sprinklers
- 200 Amp, 480 Volt Power
- Lease Rate: \$12.00/SF Modified Gross



**JIM PIETRAROSSO**

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No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice



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