



Each office independently owned and operated

KAMMES COMMERCIAL

1417 N Main St
kammescommercial.com
Wheaton, IL 60187

FOR LEASE

INDUSTRIAL PROPERTY

315 NORTH 9TH STREET

ST. CHARLES, IL 60174



PRESENTED BY:

DAVID ZINN

Managing Partner

630.514.5354

IL #471.021125

315 NORTH 9TH STREET

ST. CHARLES, IL 60174



PROPERTY DESCRIPTION

315 North 9th Street delivers an opportunity to lease a well-appointed industrial facility tailored to today's logistics and distribution needs. The property combines flexible warehouse space with thoughtfully designed office support areas, providing a well-balanced environment for operations and administrative functions. Structural attributes accommodate heavy-duty storage systems and efficient material handling, while expansive drive aisles ensure smooth truck circulation. Facade renovations are underway and expected to be complete around first week of June. Office renovations are currently under way.

PROPERTY HIGHLIGHTS

- Robust industrial facility designed for flexible warehouse operations
- Generous ceiling heights accommodate racking and equipment
- Scalable layout allows future expansion or reconfiguration

OFFERING SUMMARY

Lease Rate:	Subject to Offer
Number of Units:	3
Available SF:	38,014 SF
Building Size:	47,560 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	240	946	3,745
Total Population	555	2,101	8,777
Average HH Income	\$131,417	\$124,029	\$123,451



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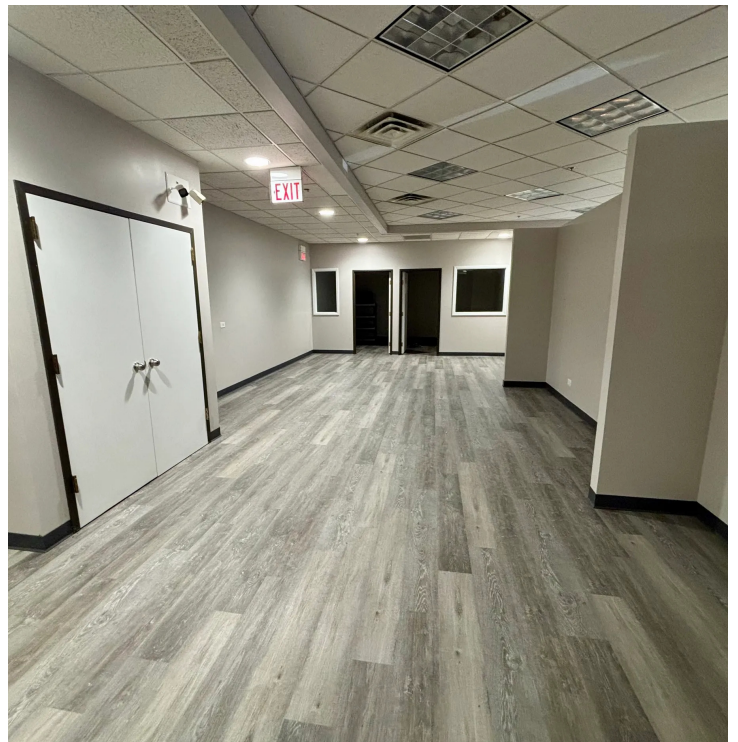
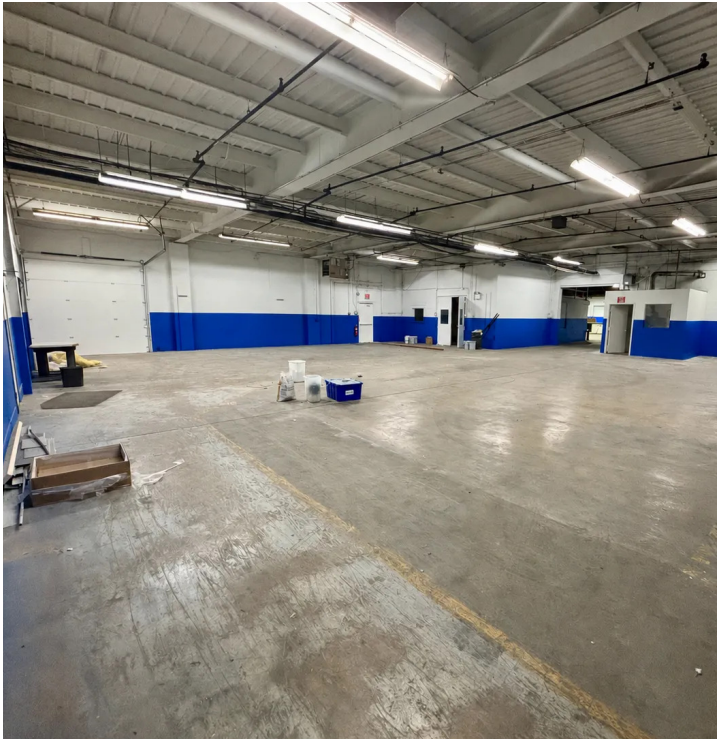
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ADDITIONAL PHOTOS

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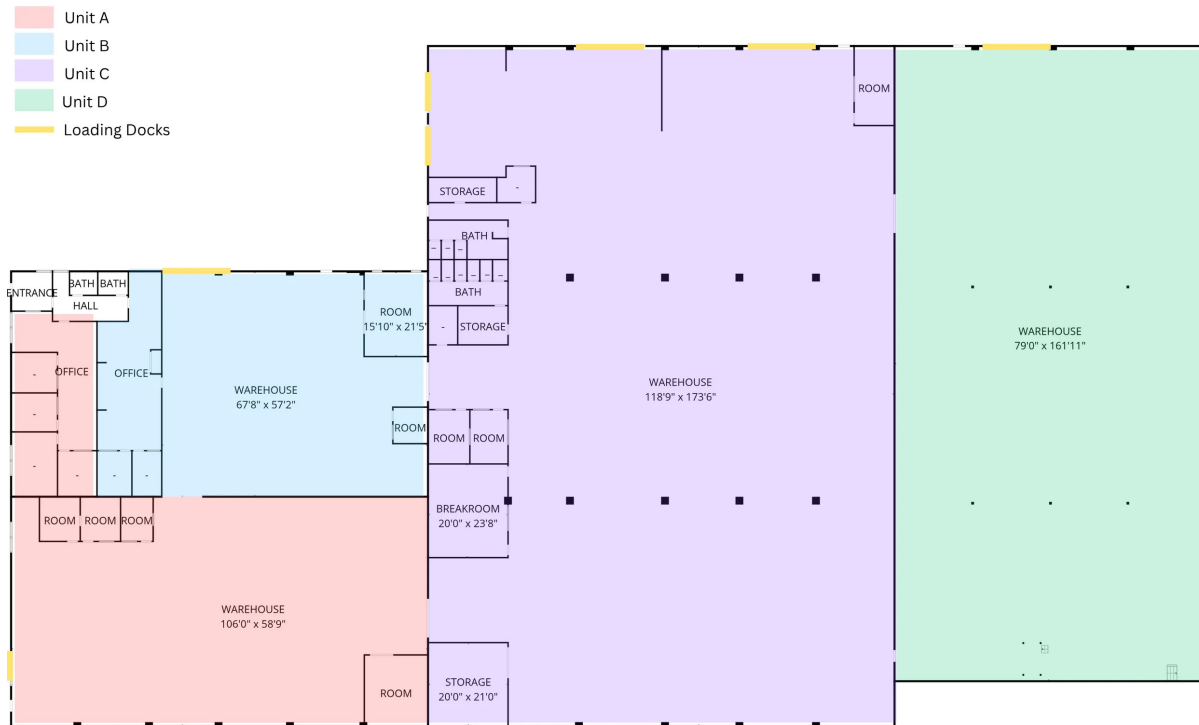
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LEASE INFORMATION

Lease Type:	Subject to Offer	Lease Term:	Negotiable
Total Space:	4,783 - 20,433 SF	Lease Rate:	Leased

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit A	-	7,296 SF	Subject to Offer	Leased	-
Unit B	Available	4,783 SF	Subject to Offer	Subject to Offer	-
Unit C	Available	20,433 SF	Subject to Offer	Subject to Offer	20,000+ SF of Warehouse space that can accommodate a wide variety of spaces
Unit D	Available	12,798 SF	Subject to Offer	Subject to Offer	-



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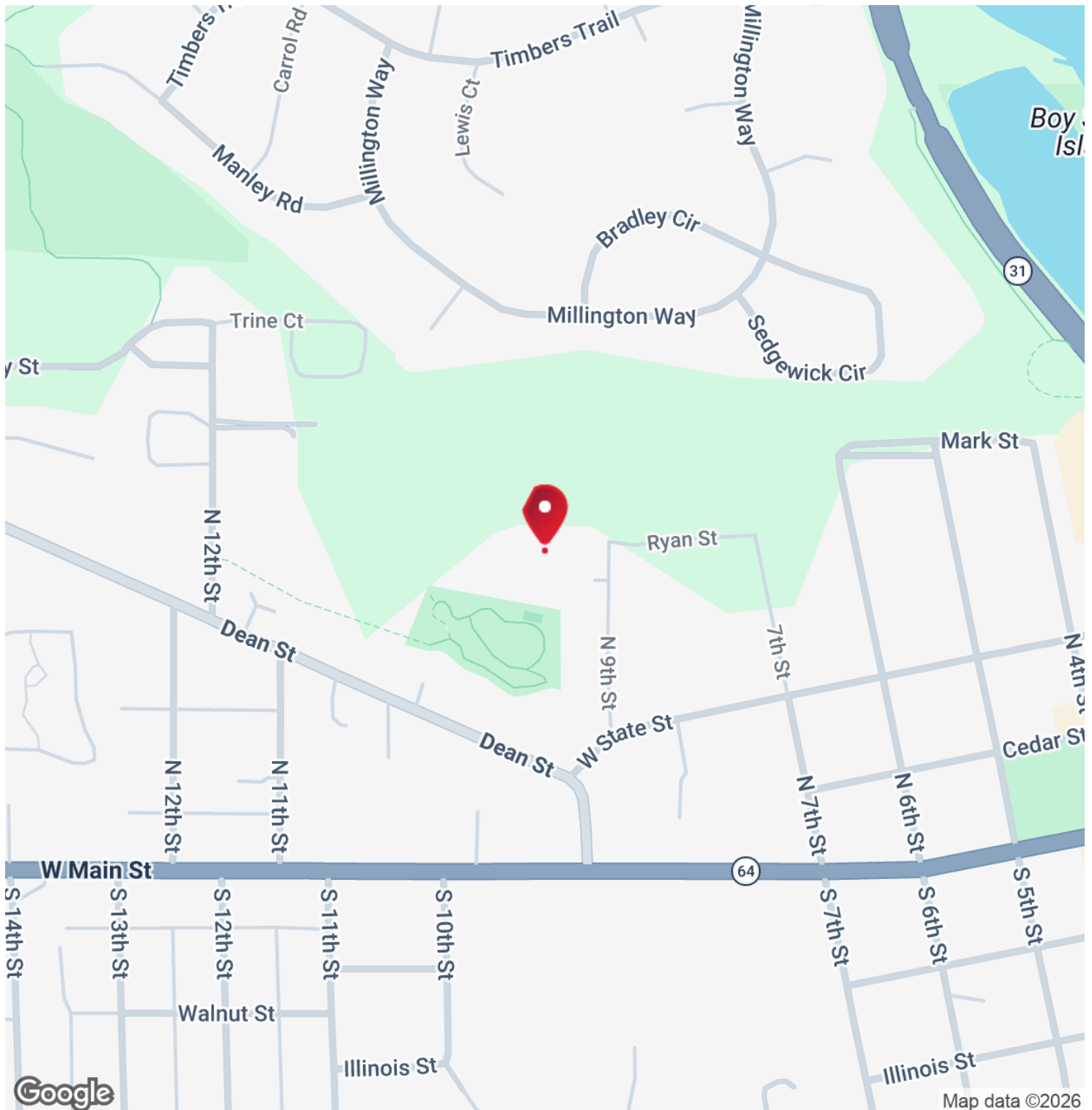
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LOCATION MAP

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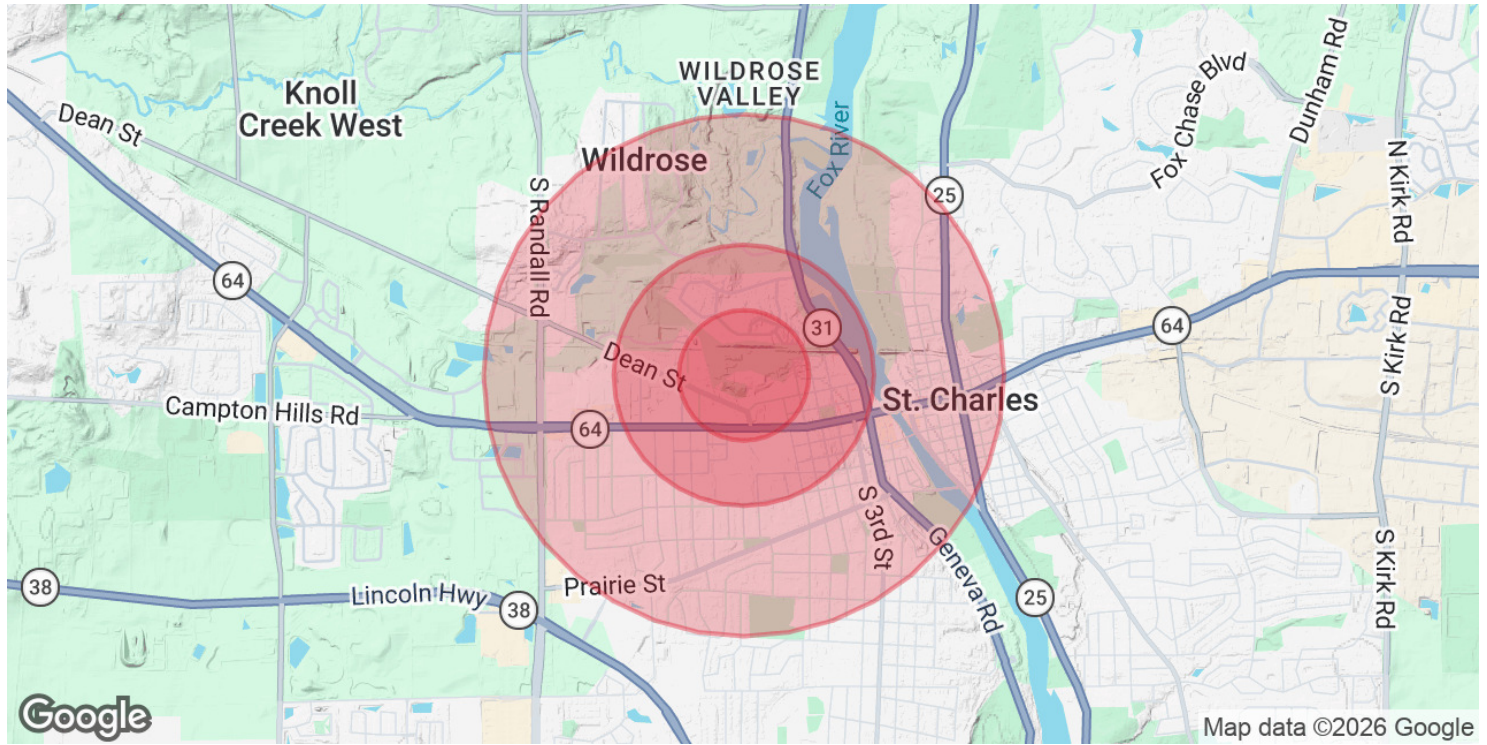
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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	555	2,101	8,777
Average Age	44.0	44.5	41.5
Average Age (Male)	35.9	38.7	38.5
Average Age (Female)	59.5	54.5	44.8

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	240	946	3,745
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$131,417	\$124,029	\$123,451
Average House Value	\$365,188	\$386,617	\$379,255

2023 American Community Survey (ACS)



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