

AVAILABLE FOR LEASE OR SALE

420 37TH AVENUE

ST. CHARLES, IL



BUILDING SPECIFICATIONS:

BUILDING SIZE: ±76,721 SF (Divisible to
43,000 SF Original Building / 33,721 SF Addition)

OFFICE: 2,056 SF existing / To suit in addition

SITE SIZE: 3.97 acres

CLEAR HEIGHT: 32'

LOADING: › 8 exterior docks
› 1 drive-in door

CONSTRUCTION: High-image precast construction.
Addition completed 11/15/2025

PARKING: Ample with ability to expand

LEASE RATE: Subject to Offer

SALE PRICE: Subject to Offer

COMMENTS: › Rare free-standing 76,721 SF precast building
with ability for two separate units (43,000 SF &
33,721 SF)
› Fully renovated original 43,000 SF section in
2022 including newly renovated offices, HVAC,
roof, loading docks, LED lighting
› 33,721 SF building addition including new
concrete truck court and parking lot completed
11/15/2025
› Low Kane County Taxes



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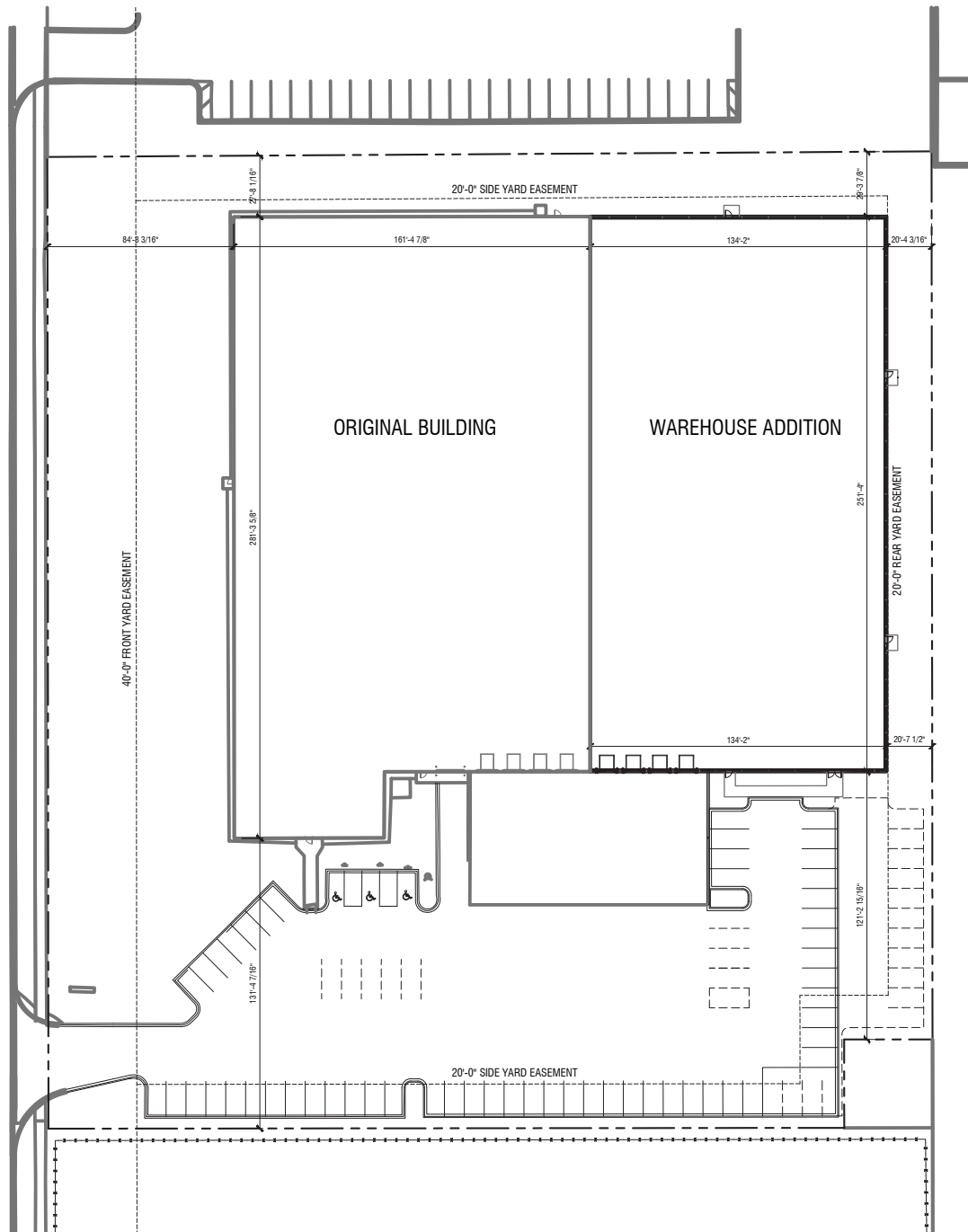
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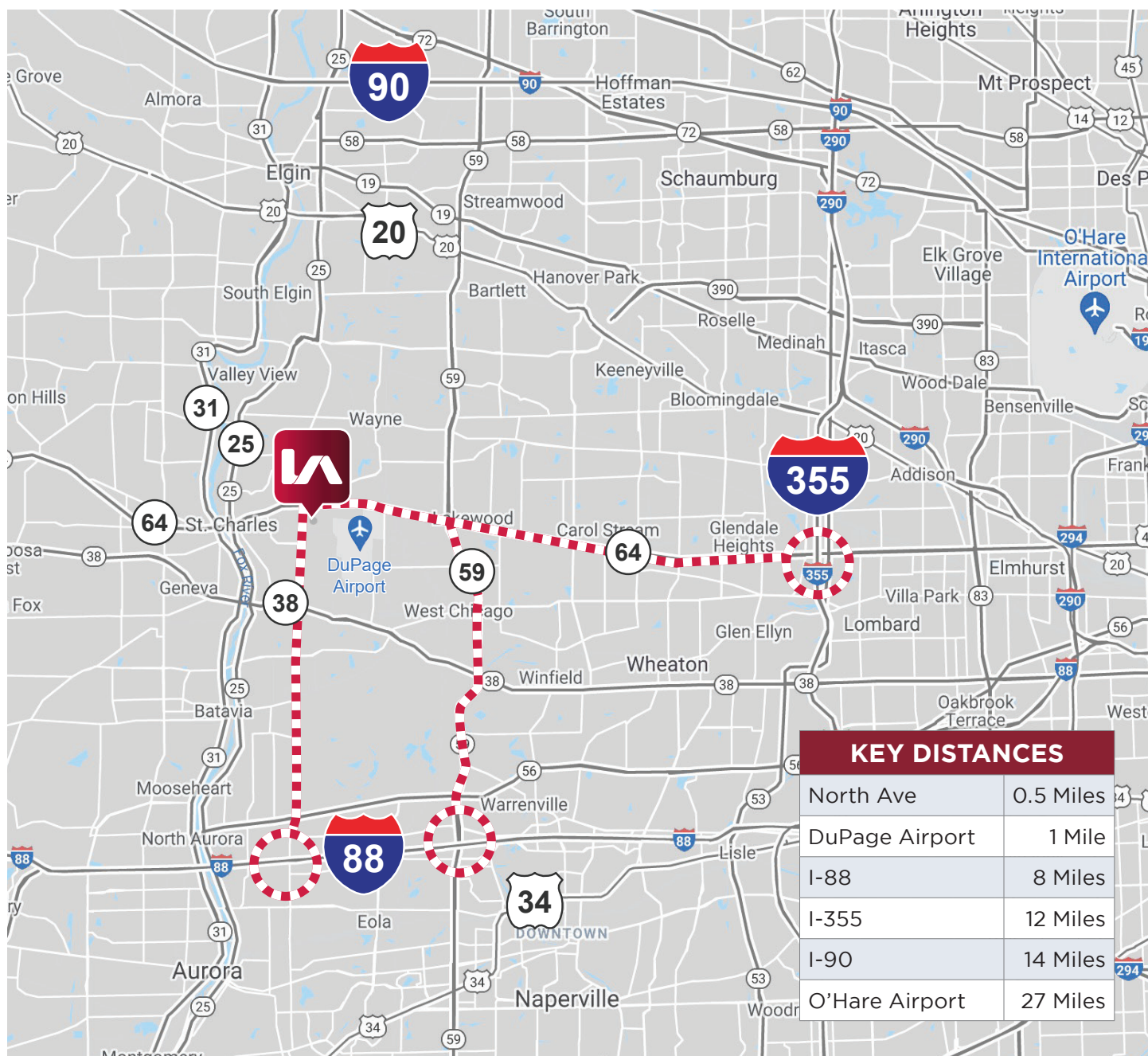
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