



FOUNDRY BUSINESS PARK

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FOR LEASE
630-
355-0096















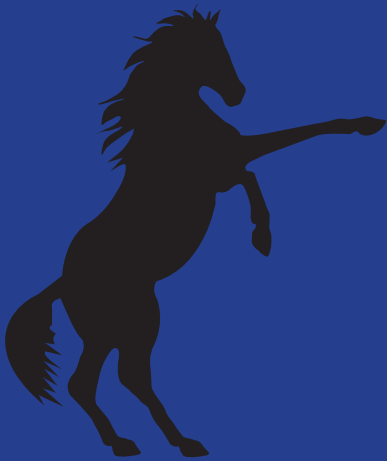






FOUNDRY BUSINESS PARK

**ST. CHARLES, ILLINOIS
ONE LIGHT NORTH
OF NORTH AVENUE,
& TWO BLOCKS EAST
OF RANDALL ROAD
OFF OF DEAN STREET**



**MUSTANG
CONSTRUCTION**

**1805 High Grove Lane
Naperville, IL 60540**

630-355-8094

**FOR LEASING INFO
PLEASE CONTACT**

**DIANA WOLFE, *BROKER*
630-878-8094**

**LINDA HERMOLD RIPPER,
MANAGING BROKER
630-878-8387**

720 N. 17th Street



- *1,980 Sq. Ft. & Up**
- *Separate Storefront Entrances**
- *OH Door & 23' Clearance**
- *Common Dock & Staging Area**

1500 Foundry Street



- *4,333 Sq. Ft. Unit Sizes**
- *Separate Entrances & Utility Meters**
- *OH Door & 23' Clearance**
- *Common Dock & Staging Area**

731 N. 17th Street



- *Build To Suit Offices/Retail**
- *OH Door & 22' Clearance**
- *Units from 1,568 to 31,160 Sq. Ft.**
- *Separate Entrances & Utility Meters**

761 N. 17th Street



- *Units from 1,870 To 10,400 Sq. Ft.**
- *Separate Entrances & Utility Meters**
- *OH Door & 23' Clearance**
- *Common Dock & Staging Area**

750 N. 17th Street



- *15,000 Sq. Ft., 4,000 SF Mezzanine**
- *Free Standing Building**
- *7 OH Doors & 24' Clearance**
- *Ideal for Assembly, Automotive, Factory
Showroom**
- *For Sale or For Lease**



Foundry Business Park



Offered By:
*American Small Business &
Mustang Construction, Inc.*
1805 High Grove Lane
Naperville, IL 60540

*Call today for complete
leasing information!*
(630)355-8094
FAX (630)305-6596



New Construction Office And Warehouse Rental Space For Immediate Occupancy

Location:	750 N. 17 th Street, St. Charles, IL 60174
Major Intersection:	One Light North of North Avenue, and Two Blocks East of Randall Road and Dean Street
Park Development:	Development of an Eight Building Industrial Park
Occupancy:	Single User
Availability:	Now
Designed/Built, Managed, & Maintained By:	Mustang Construction, Inc., On Site Property Management
Building Size :	19,000 Square Feet (4,000 on 2 nd Floor)
Office Space:	0-25% Office
Warehouse:	Floor Drains and Wash Sinks
Entrances:	Individual Entrance with Window Line
DID:	3 Drive In Doors-12' X 14' & 4 DIDs-10' X 10'
Clear Height:	20' Ceiling Clearance with High Bay Windows
HVAC:	125,000 BTU Unit Heaters
Parking:	Extra Parking And Ground Space Available
Signage:	Façade Sign Area Available
Communication:	DSL, T-1 Line Availability, Comcast
Utilities:	Separately Metered Utility Services
Power:	800 Amps, 3 Phase, 480 Volts
Lease Rates:	\$5.50/SF-Net, for a Base Unit and Up
Taxes & Operating:	\$1.85/SF for 2013
Contact:	Linda Helmold, Property Manager

750 N. 17th Street

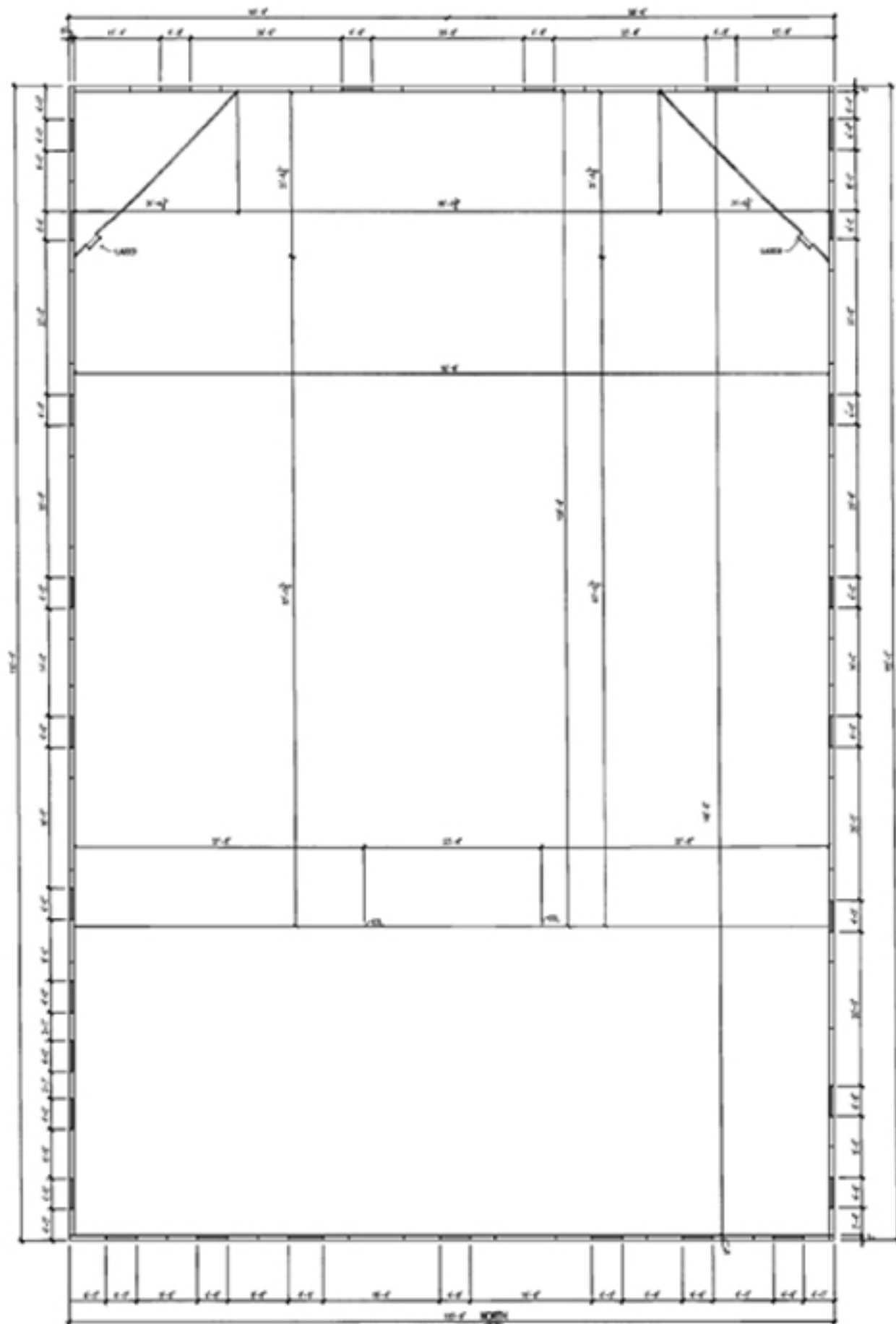
15,000-19,000 SF

St. Charles-Free Standing Office &
Warehouse Frontage Building w/
0-25% Office, (7) Drive-In-Doors,
Common Dock Access, 800 Amps, Floor
Drains, 24' Clearance w/ High Bay
Windows. Ideal for Assembly,
Automotive, Factory Showroom Space

FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"





SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"





ZONING: L-1 KANE COUNTY

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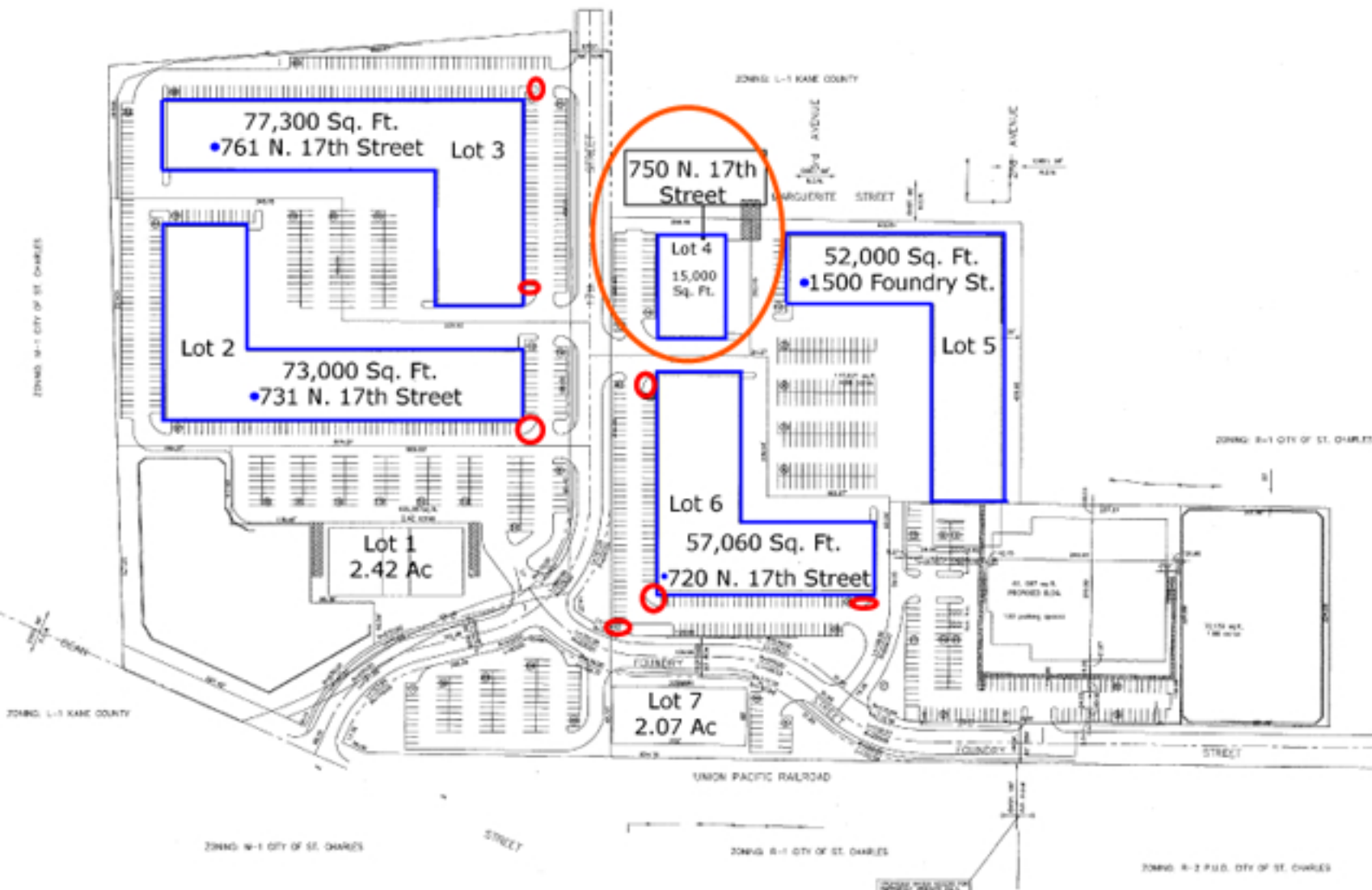
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ZONING: L-1 KANE COUNTY

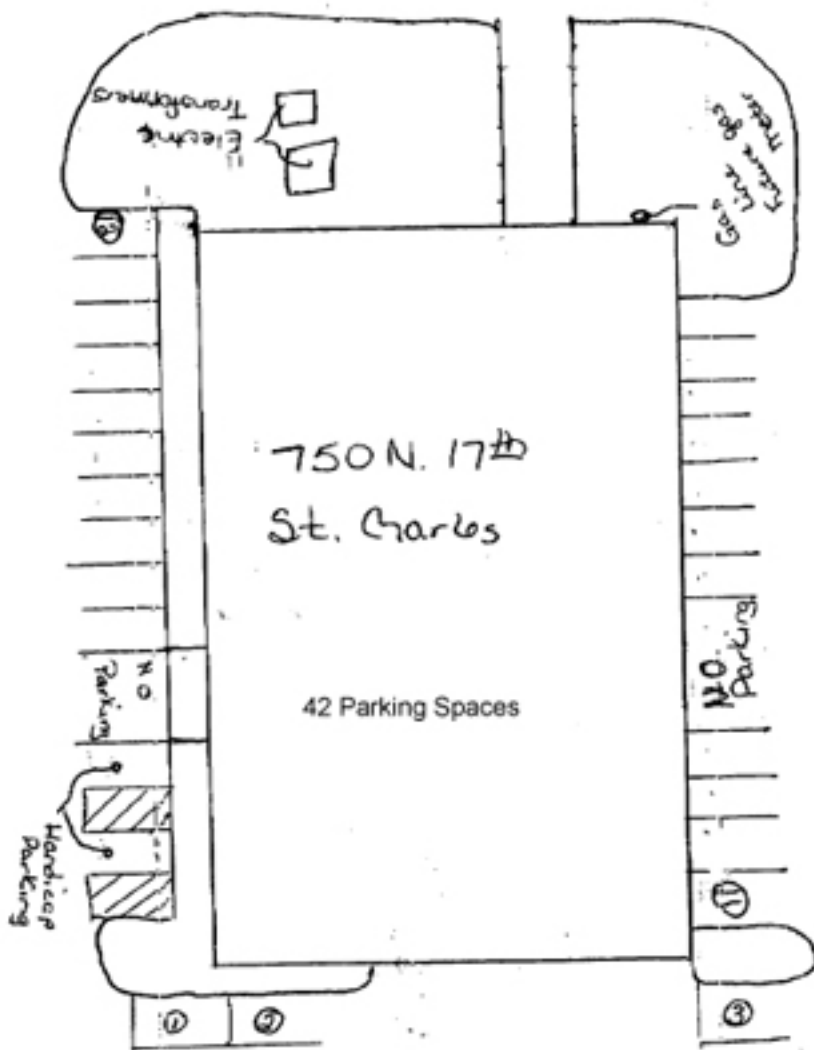
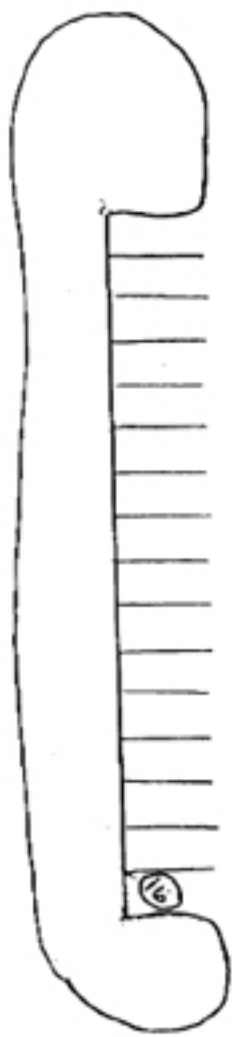
ZONING: W-1 CITY OF ST. CHARLES

ZONING: R-1 CITY OF ST. CHARLES

ZONING: R-2 P.U.D. CITY OF ST. CHARLES

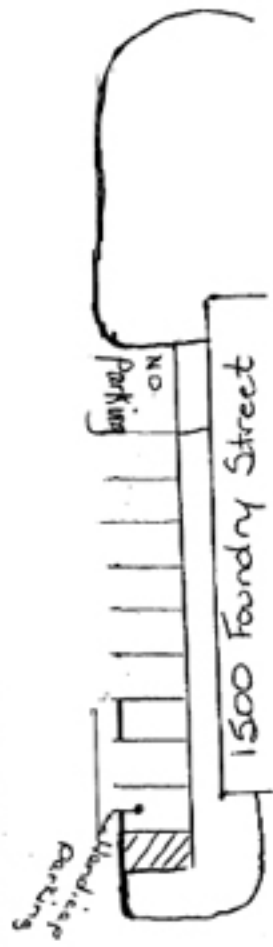


17th Street



Property line

Property line



1500 Foundry Street