



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:	5
Available SF:	38,015 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



KAMMES COMMERCIAL
Each office independently owned and operated

1417 N Main St
Wheaton, IL 60187

DAVID ZINN
Managing Partner
630.514.5354
david@lancekammes.com
IL #471.021125
KAMMESCOMMERCIAL.COM

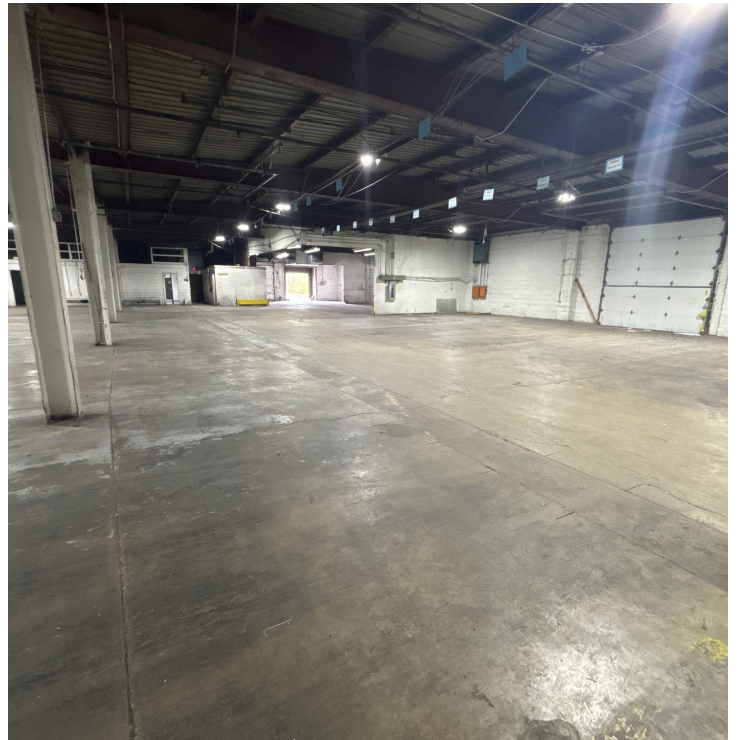
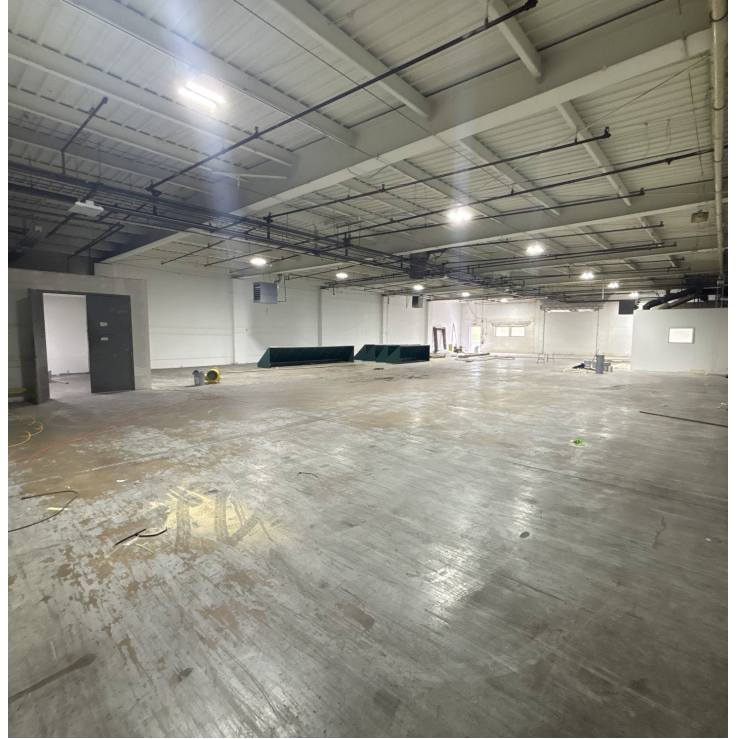
FOR LEASE

INDUSTRIAL PROPERTY

ADDITIONAL PHOTOS

315 NORTH 9TH STREET

ST. CHARLES, IL 60174



KAMMES COMMERCIAL
Each office independently owned and operated

1417 N Main St
Wheaton, IL 60187

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

DAVID ZINN

Managing Partner

630.514.5354

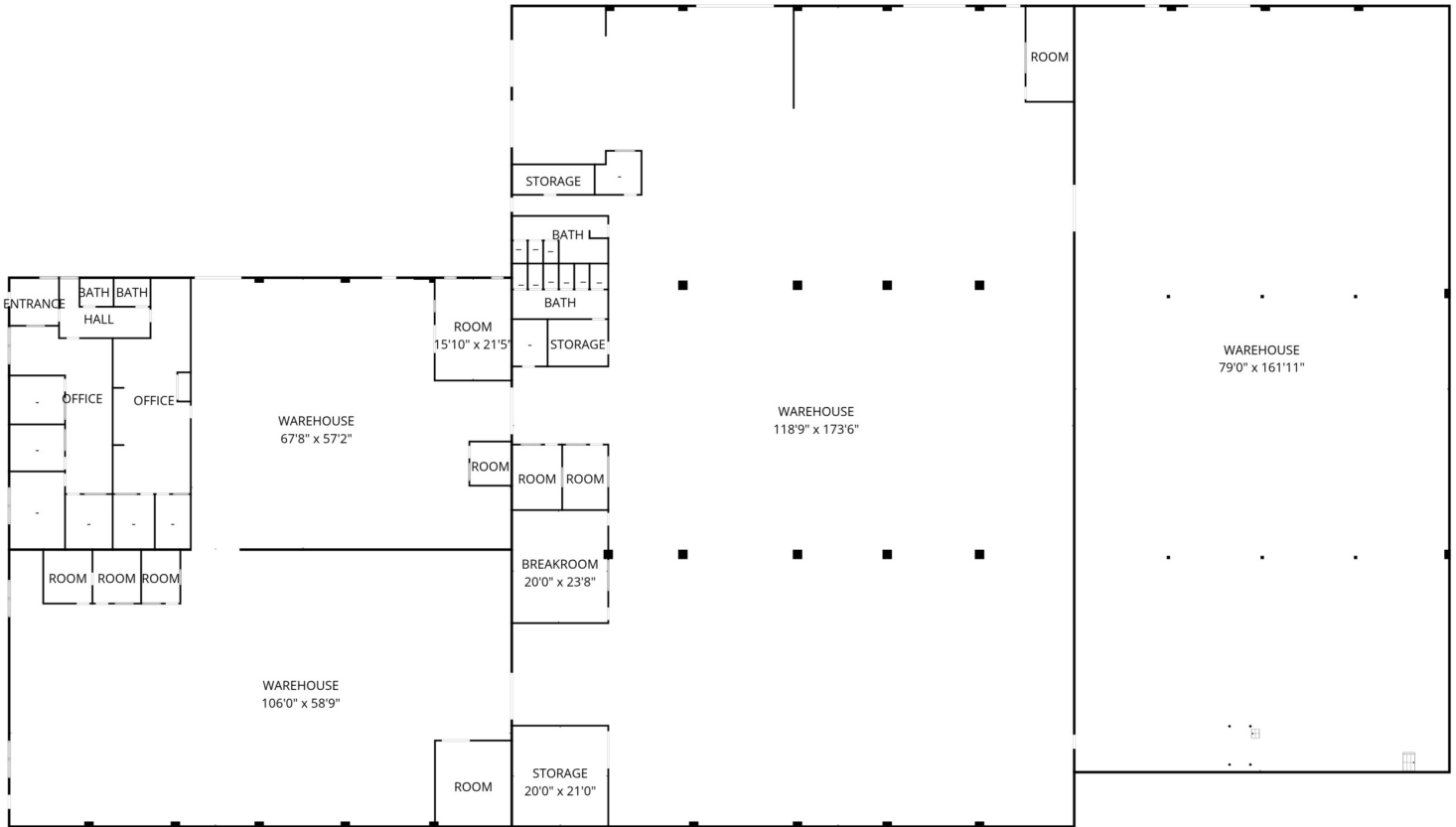
david@lancekammes.com

IL #471.021125

KAMMESCOMMERCIAL.COM

315 NORTH 9TH STREET

ST. CHARLES, IL 60174



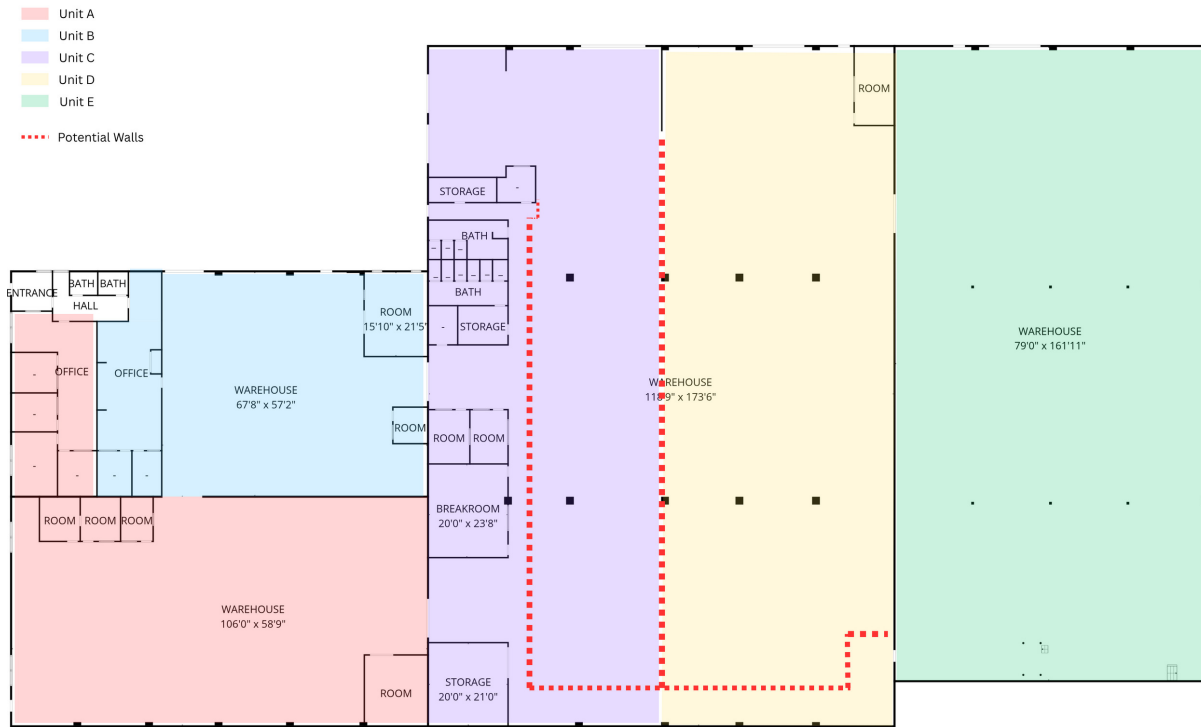
KAMMES COMMERCIAL
Each office independently owned and operated

1417 N Main St
Wheaton, IL 60187

DAVID ZINN
Managing Partner
630.514.5354
david@lancekammes.com
IL #471.021125
KAMMESCOMMERCIAL.COM

315 NORTH 9TH STREET

ST. CHARLES, IL 60174



LEASE INFORMATION

Lease Type:	Subject to Offer	Lease Term:	Negotiable
Total Space:	4,783 - 12,798 SF	Lease Rate:	Subject to Offer

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit A	-	7,296 SF	Subject to Offer	Subject to Offer	-
Unit B	Available	4,783 SF	Subject to Offer	Subject to Offer	-
Unit C	Available	10,217 SF	Subject to Offer	Subject to Offer	Can be combined with unit D up to 20,434 sqft
Unit D	Available	10,217 SF	Subject to Offer	Subject to Offer	Can be combined with unit C up to 20,434 sqft
Unit E	Available	12,798 SF	Subject to Offer	Subject to Offer	-



KAMMES COMMERCIAL
Each office independently owned and operated

1417 N Main St
Wheaton, IL 60187

DAVID ZINN
Managing Partner
630.514.5354
david@lancekammes.com
IL #471.021125
KAMMESCOMMERCIAL.COM

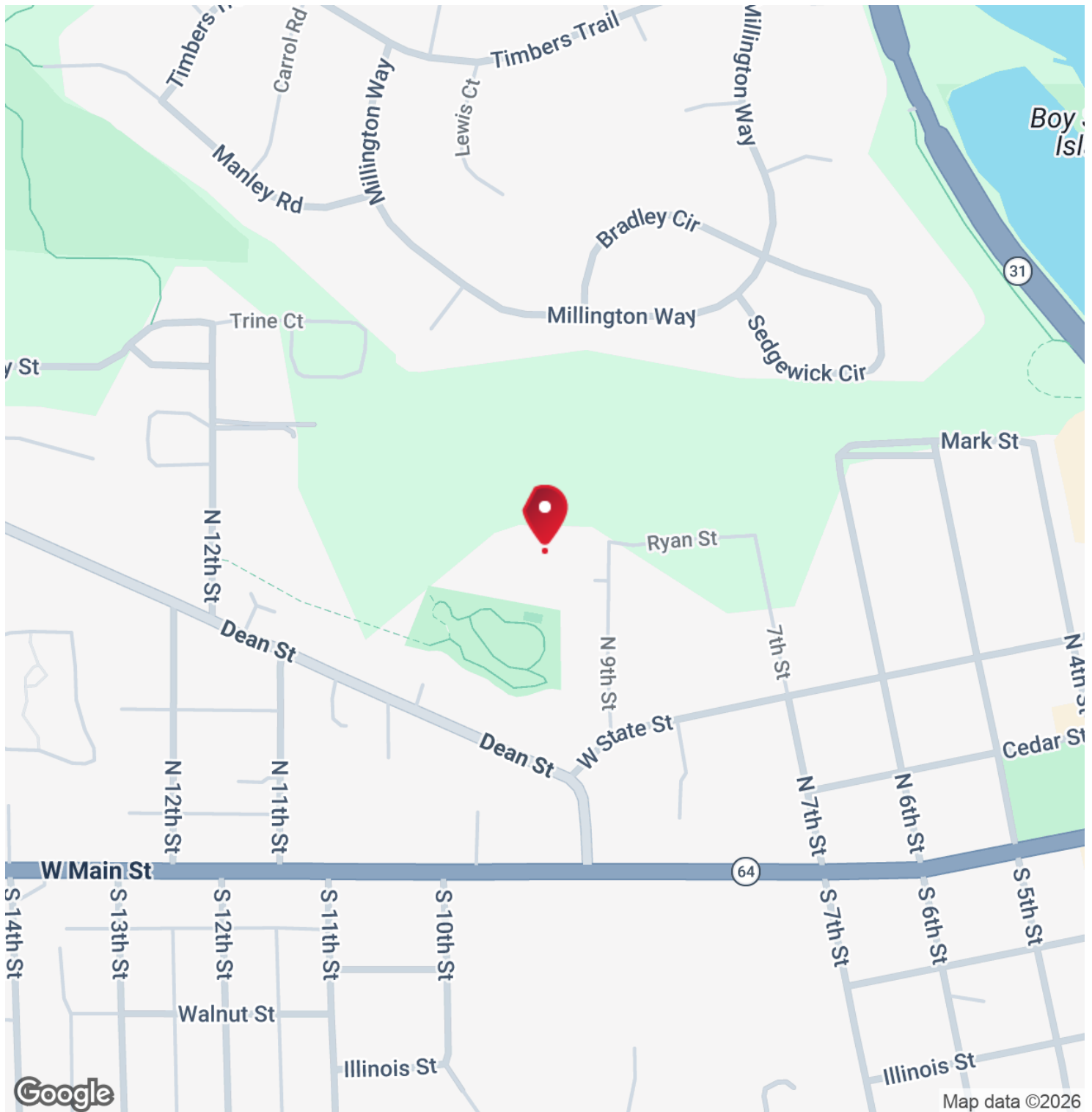
FOR LEASE

INDUSTRIAL PROPERTY

LOCATION MAP

315 NORTH 9TH STREET

ST. CHARLES, IL 60174



Google

Map data ©2026



KAMMES COMMERCIAL
Each office independently owned and operated

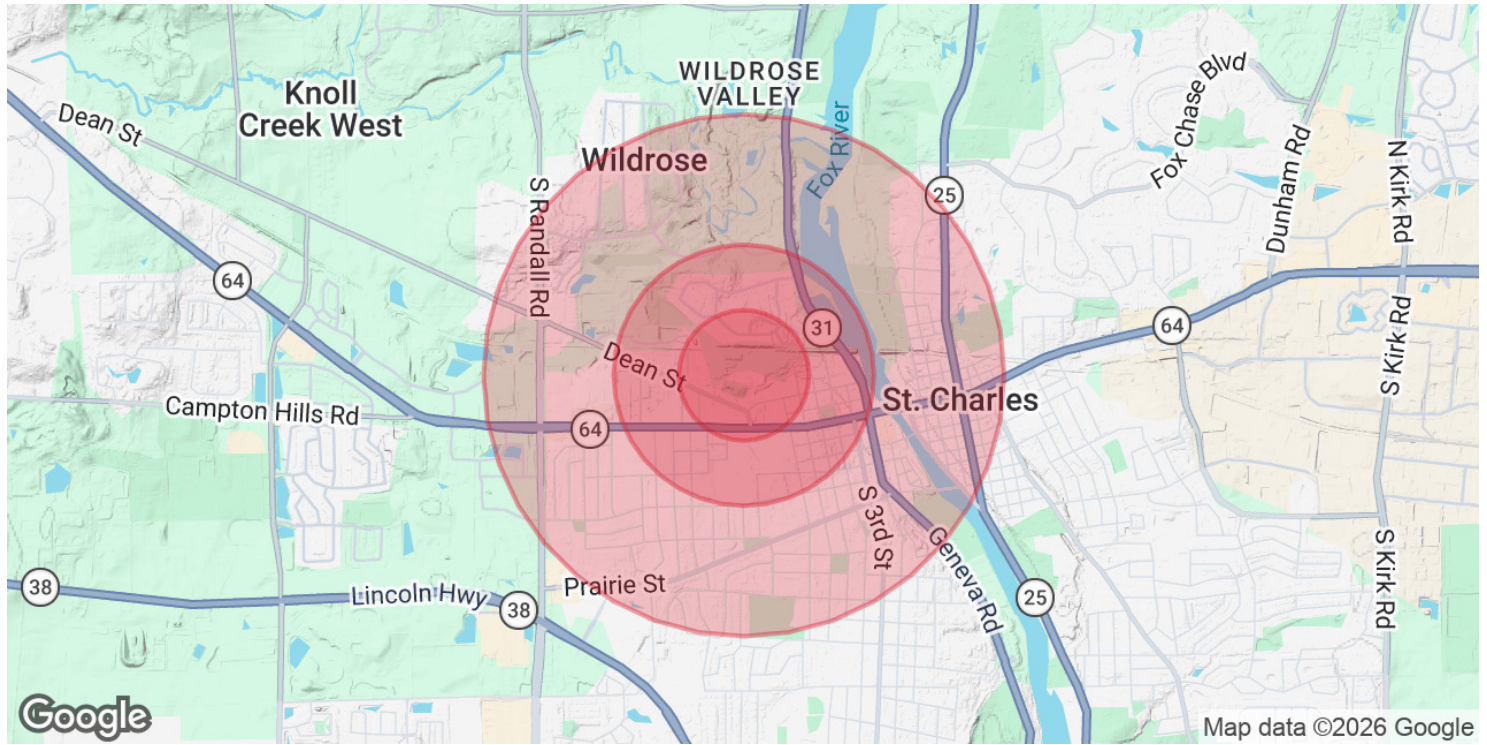
1417 N Main St
Wheaton, IL 60187

DAVID ZINN
Managing Partner
630.514.5354
david@lancekammes.com
IL #471.021125
KAMMESCOMMERCIAL.COM

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

315 NORTH 9TH STREET

ST. CHARLES, IL 60174



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)



KAMMES COMMERCIAL
Each office independently owned and operated

1417 N Main St
Wheaton, IL 60187

DAVID ZINN
Managing Partner
630.514.5354
david@lancekammes.com
IL #471.021125
KAMMESCOMMERCIAL.COM

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated