

# Industrial Space and Outdoor Storage For Lease

211 E. St. Charles Road, Unit 211 · Carol Stream, Illinois 60188



| TOTAL SPACE                                     | UNIT MONTHLY RENT                 | OUTDOOR STORAGE RENT | TOTAL RENT                        |
|---|-----------------------------------|----------------------|-----------------------------------|
| <b>3,000</b> SF Unit<br><b>5,700</b> SF Outdoor | <b>\$3,375</b> /mo<br>+ utilities | <b>\$1,500</b> /mo   | <b>\$4,875</b> /mo<br>+ utilities |

## PROPERTY OVERVIEW

Move-in ready industrial unit with fenced outdoor storage yard in a professionally managed multi-tenant complex with 370 feet of frontage on St. Charles Road in Carol Stream, IL. One block south of Route 64, with easy access to I-355 and O'Hare International Airport. Local professional ownership with heated warehouse and on-site parking.

## UNIT FEATURES

- 3,000 SF total — 475 SF office + 2,550 SF warehouse
- ~5,700 SF fenced outdoor storage yard
- ~15' clear height
- 12'x14' drive-in door with outdoor storage access
- 12'x10' drive-in door with parking lot access
- Gas-fired roof-suspended unit heater
- Wall-unit A/C in office
- 120/240-volt power

## BUILDING FEATURES

- One block south of Route 64 (North Avenue)
- Easy access to I-355 via North Avenue (~10 minutes)
- Convenient access to O'Hare International Airport
- ~15' clear height
- 27 shared parking spaces
- Local professional ownership



**Chatham Park Properties, LLC**

(630) 358-9510

chatham-park.com

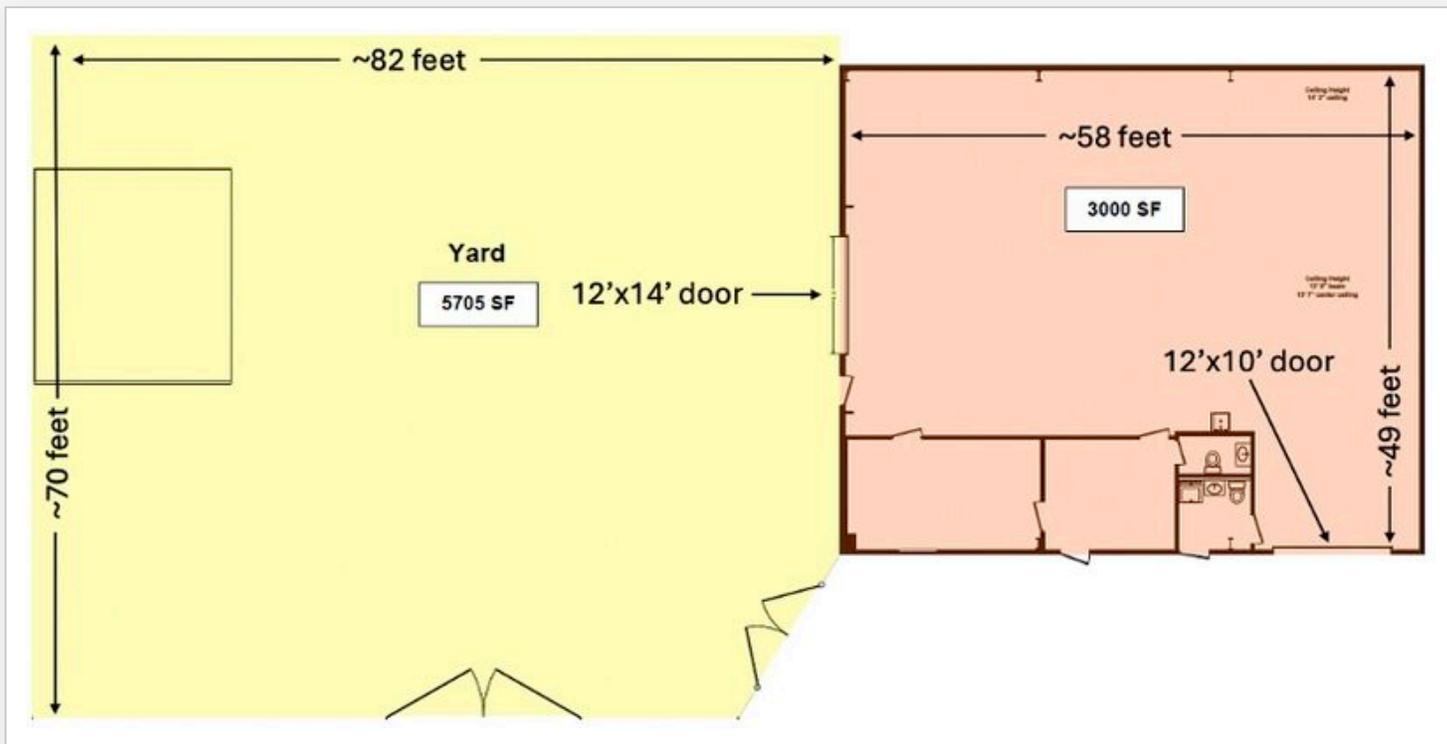
MONTHLY RENT

**\$4,875** /mo

Unit: \$3,375/mo · Yard: \$1,500/mo · + utilities

# FLOOR PLAN — UNIT 211

211 E. St. Charles Road, Carol Stream, Illinois 60188 · 3,000 Square Feet



OFFICE  
475 SF

WAREHOUSE  
2,550 SF

OUTDOOR YARD  
~5,700 SF

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