

SALE / LEASE

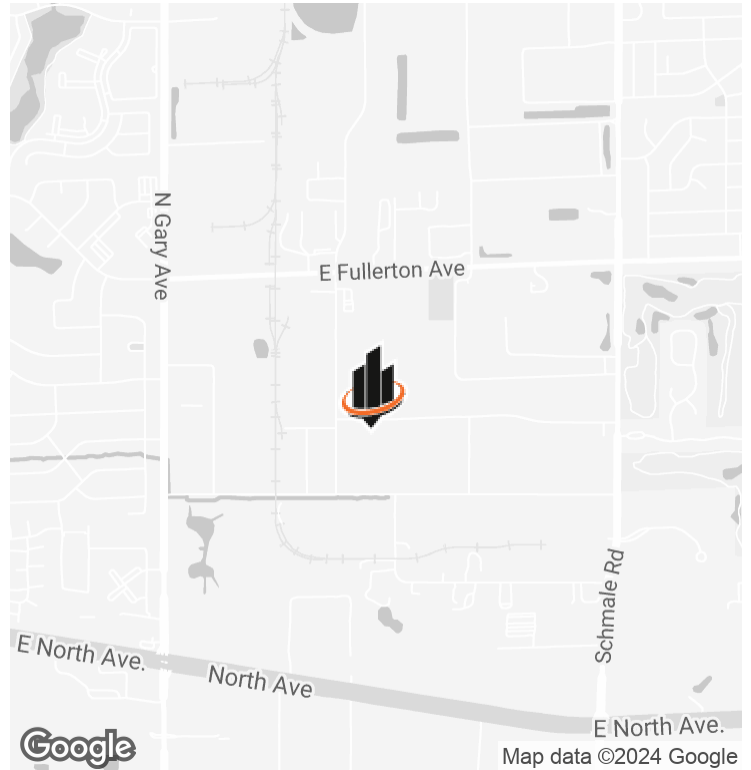
Freestanding Industrial Building on Large Lot

344 SAINT PAUL BLVD
Carol Stream, IL 60188

PRESENTED BY:

BRIAN LINDGREN
O: 630.938.4950
brian.lindgren@svn.com

FOR SALE & LEASE: 344 SAINT PAUL BLVD CAROL STREAM IL 60188



OFFERING SUMMARY

SALE PRICE:	\$1,675,000
LEASE RATE:	\$10,000.00 per month (NNN)
AVAILABLE SF:	7,305 SF
LOT SIZE:	1.84 Acres

PROPERTY DESCRIPTION

FOR SALE or LEASE: Freestanding industrial building on almost two acres in DuPage County. Completely renovated including new roof, new parking lot, new HVAC, new windows, new LED lighting, new flooring, fresh paint, and more. 100% air conditioned. 600 amp electric service. Paved, fenced, and gated outdoor storage. Ample parking for cars or trucks. 2 dock positions with potential to add a drive-in door (subject to municipal approval).

LOCATION DESCRIPTION

Located in an industrial park near Schmale Rd & North Ave. 15 min to I355 via North Ave. 34 min to Chicago O'Hare International Airport.

PROPERTY HIGHLIGHTS

- Completely renovated in 2024
- 100% air conditioned
- Fenced parking or outdoor storage
- Easy access to I355

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PROPERTY DETAILS

SALE PRICE	\$1,675,000
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LEASE RATE	\$10,000.00 PER MONTH
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LOCATION INFORMATION

BUILDING NAME	Freestanding Industrial Building on Large Lot
STREET ADDRESS	344 Saint Paul Blvd
CITY, STATE, ZIP	Carol Stream, IL 60188
COUNTY	DuPage

BUILDING INFORMATION

BUILDING SIZE	7,305 SF
TENANCY	Single
CEILING HEIGHT	13 ft
OFFICE SPACE	1,800 SF
DOCK POSITIONS	(2)
POWER	600 amps / 240 volts
YEAR BUILT	1984
YEAR LAST RENOVATED	2024
CAR PARKING	43 cars
TRUCK PARKING	10 trailers

PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Manufacturing
ZONING	I
LOT SIZE	1.84 Acres
APN #	0232206004

EXPENSES

REAL ESTATE TAXES	\$24,064 ('23 paid '24)
INSURANCE	\$3,660 ('22)
MAINTENANCE	Tenant Responsibility

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FLOOR PLAN



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AERIAL

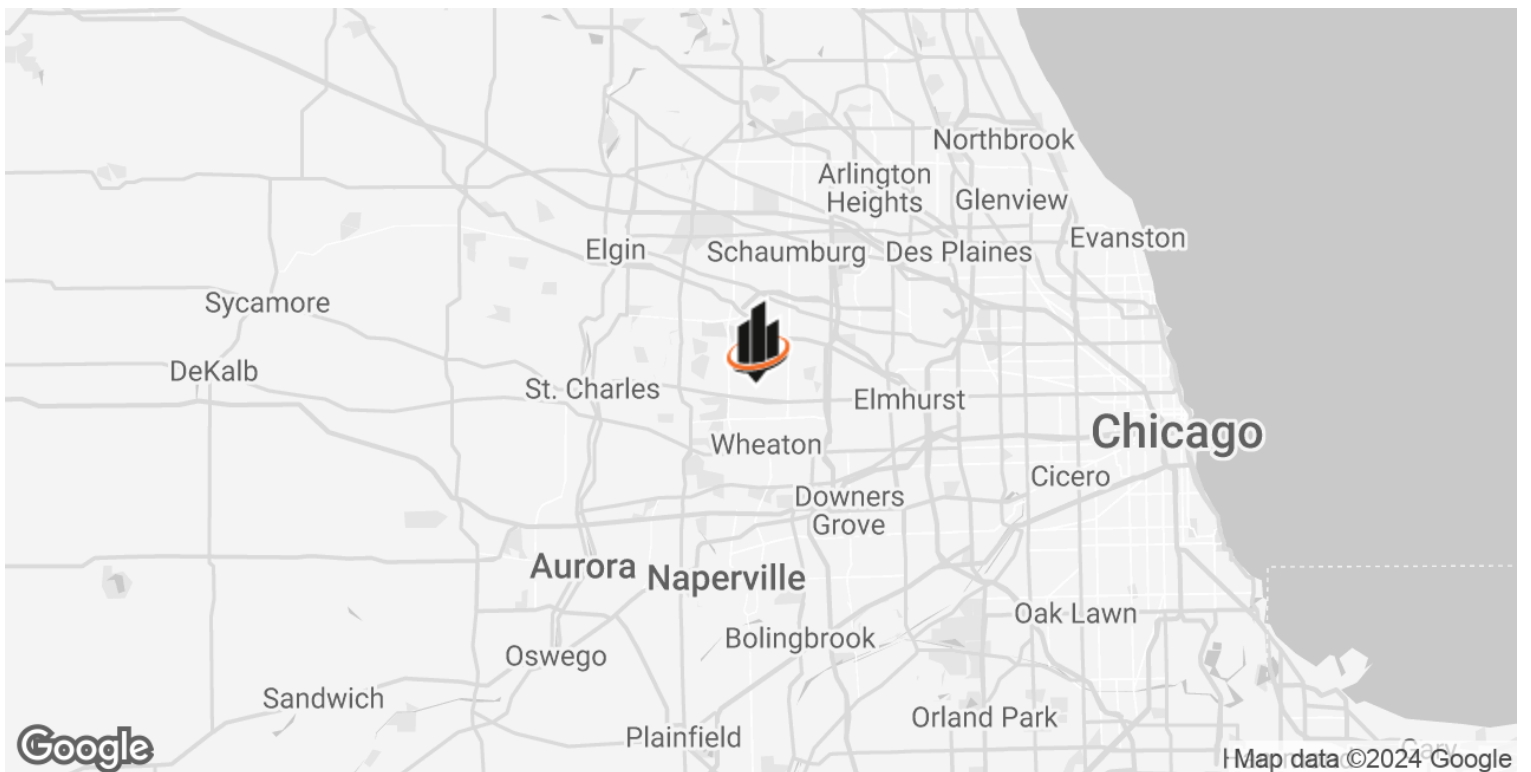
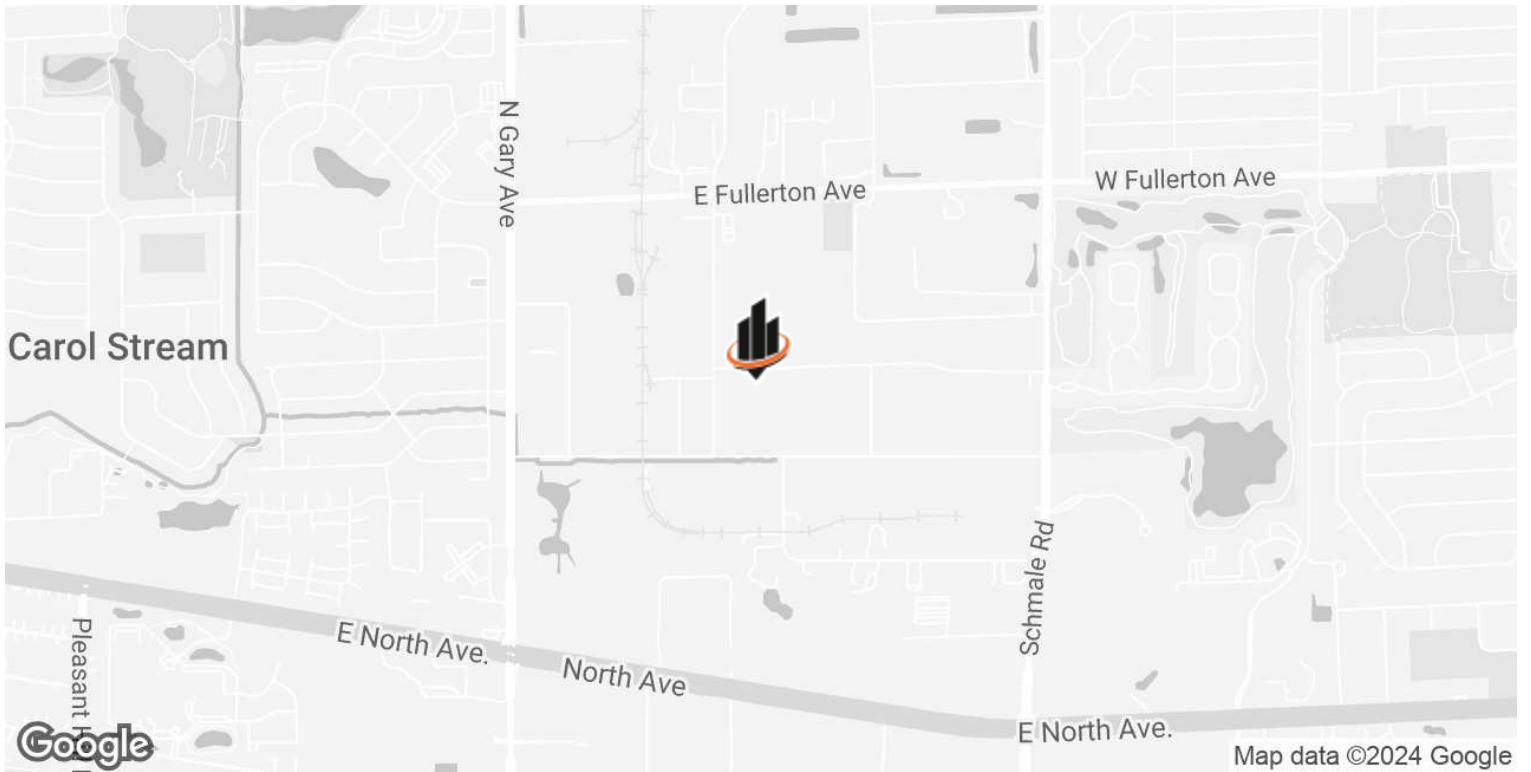


Google

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LOCATION MAPS



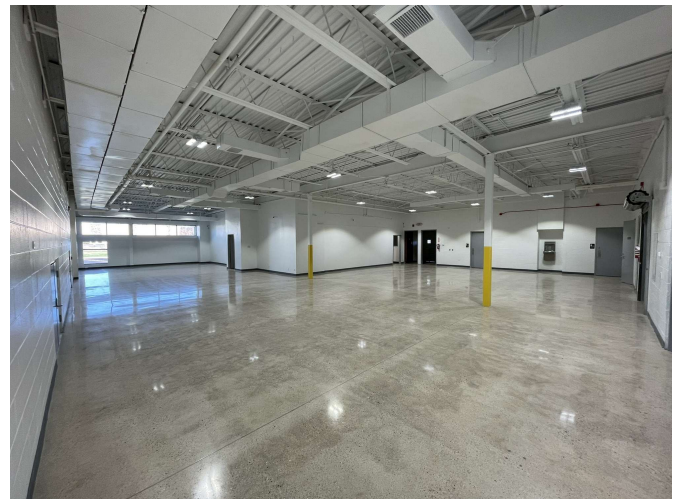
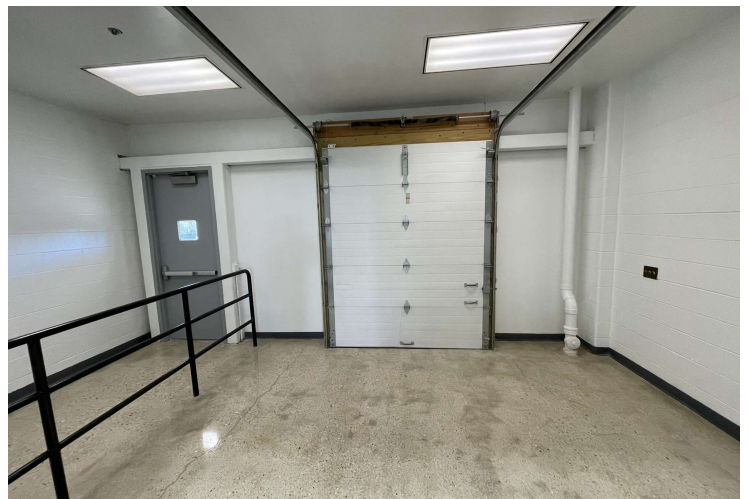
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EXTERIOR PHOTOS



BRIAN LINDGREN
O: 630.938.4950
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INTERIOR PHOTOS



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PROPOSED DRIVE-IN DOOR AND 2ND GATE*



*Subject to municipal approval

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