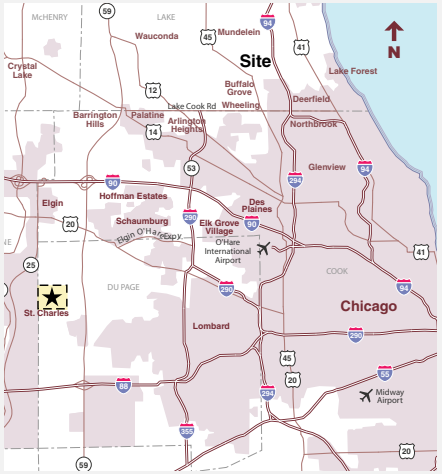
AVAILABLE
FOR SALE

3545-3555 Stern Avenue
St. Charles, Illinois



Property Overview	
Building Size:	±29,535 SF
Site Size:	±87,135 SF
Office:	±3,500 SF
Loading:	Two (2) interior docks Three (3) drive-in doors
Clear Height:	±18′
Power:	1600 amps
Parking	69 cars
Sprinklered:	Yes
Taxes:	$39,959.80 (2010, payable 2011)
Asking Sale Price:	$1,750,000
Comments:	• 4,000 SF outside storage area • Above standard office finish • 100% air conditioned • Full brick construction • Potential user/investor opportunity • Existing income in place • Building offers a unique opportunity to own two free standing facilities

Lee & Associates®
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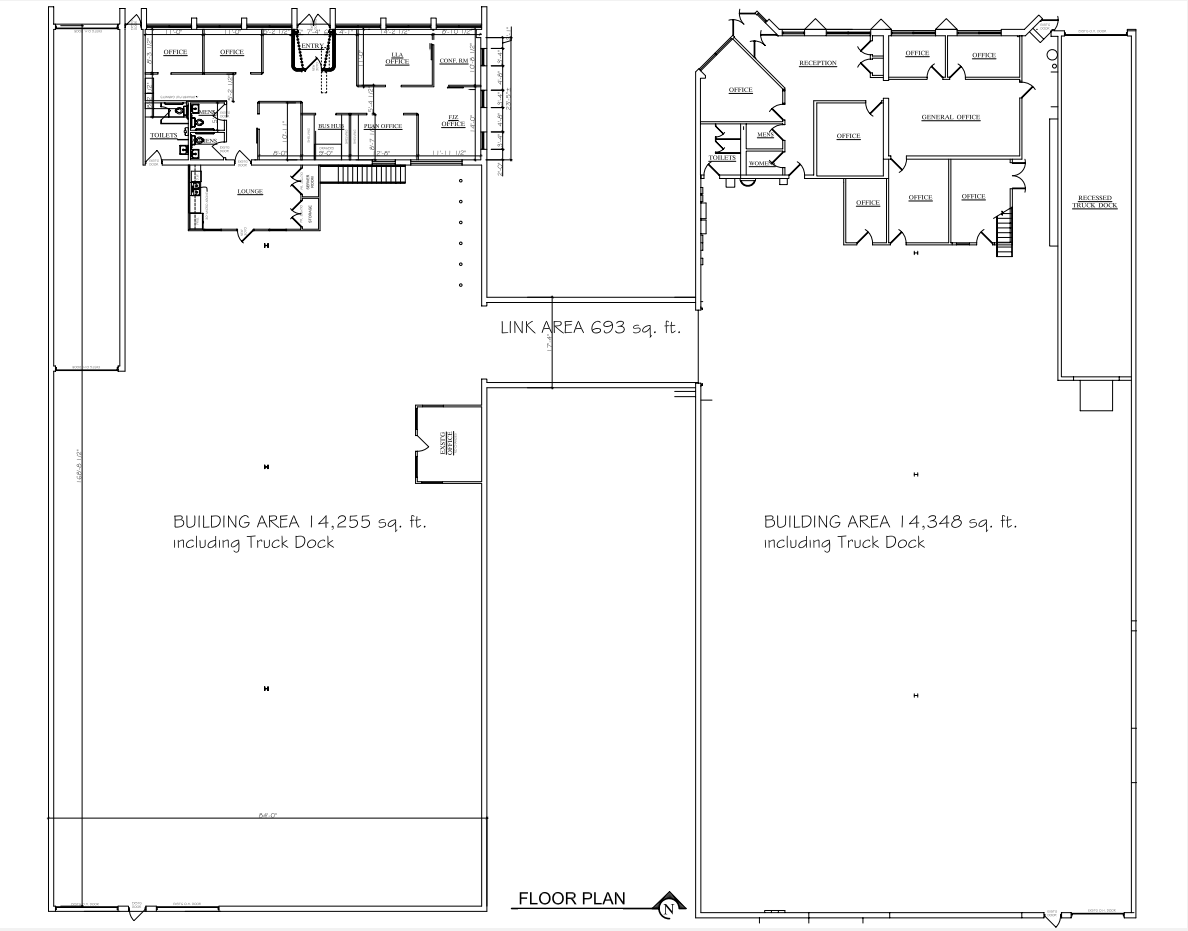

Drawing not to scale. Subject to errors and omissions.

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