3750 Stern Avenue

St Charles Kane County IL

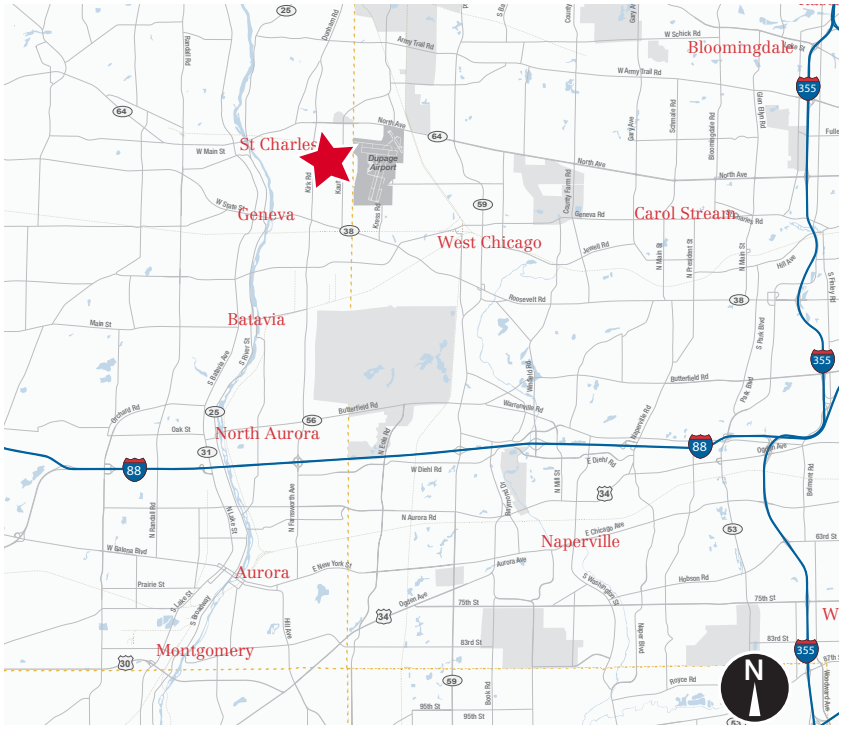
For Sale or Lease

22,132 SF Industrial Building

ASKING SALE PRICE	$ 1,350,000
SALE PRICE PSF	$ 61.00 PSF
ASKING LEASE RATE	$5.50 PSF

Property Highlights

- 22,132 SF stand-alone building on 1.23 acres
- 11,760 SF fenced outdoor storage
- Low Kane County taxes
- Lower power costs due to city aggregation
- Minutes from DuPage County Airport



NAI Hiffman

One Oakbrook Terrace Suite 600
Oakbrook Terrace, Illinois 60181
+1 630 932 1234
hiffman.com

NAI Hiffman

For Sale or Lease

22,132 SF Industrial Building

3750 Stern Avenue

St Charles Kane County IL

Property Specifications

Space Available:	22,132 SF
Total Building Size:	22,132 SF
Land Area:	1.23 acres
Office:	1,950 SF
Clear Height:	18’ clear
Loading:	2 interior doors 2 oversized drive-in doors 1 standard drive-in door
Year Built:	1985
Power:	400 Amps, 208/120V
Heat:	Gas forced air
Sprinklers:	Wet, 100% coverage

For more information, contact:

John Whitehead
1 630 693 0643 • jwhitehead@hiffman.com

Brett Tomfohrde
1 630 693 0669 • btomfohrde@hiffman.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

One Oakbrook Terrace Suite 600
Oakbrook Terrace, Illinois 60181
+1 630 932 1234
hiffman.com