



**ST. CHARLES, ILLINOIS  
INDUSTRIAL UNITS FOR LEASE**

**ADDRESS:** 3820 Ohio Avenue, St. Charles, IL 60174

**AVAILABLE UNITS:**

<b>Suite</b>	<b>Size</b>	<b>Office</b>	<b>Loading</b>	<b>Gross Lease Rate</b>
3	3,000 sf	542 sf	DID & Dock	\$2,500.00 per month
4	3,000 sf	542 sf	DID & Dock	\$2,500.00 per month
6	3,000 sf	542 sf	Dock	\$2,500.00 per month
7	3,000 sf	913 sf	DID & Dock	\$2,625.00 per month
8&9	6,000 sf	1,600 sf	DID & Dock	\$4,800.00 per month
10	3,000 sf	1,070 sf	Dock	\$2,625.00 per month
11	1,752 sf	570 sf	DID & Dock	\$1,525.00 per month
12	3,000 sf	572 sf	Dock	\$2,500.00 per month

**OFFICE:** Office areas will be delivered with new paint & carpeting!

**LOADING:** 3 exterior common docks & some units also have a drive-in-door!

**CONSTRUCTION:** 100% Masonry!

**CEILINGS:** 14' Clear

**POWER:** 200 Amp 3 phase 120/208 Volt

**PARKING:** Ample

**SPRINKLERED:** Fully

**AVAILABLE:** Immediate Occupancy

**COMMENTS:** Excellent location in the St. Charles Business Park – close to several fine restaurants & shopping mall; 15 minutes to I-88! Rare opportunity to find small units For Lease that have access to a Truck Dock!

**For more information, contact Theresa Wojtas - Exclusive Agent  
630-389-3003 (Office) or 630-606-3253 (Cell)**

*All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.*