

INDUSTRIAL BUILDING FOR SALE OR LEASE

# 620 STETSON AVENUE

ST. CHARLES, ILLINOIS 60174



## PROPERTY INFORMATION

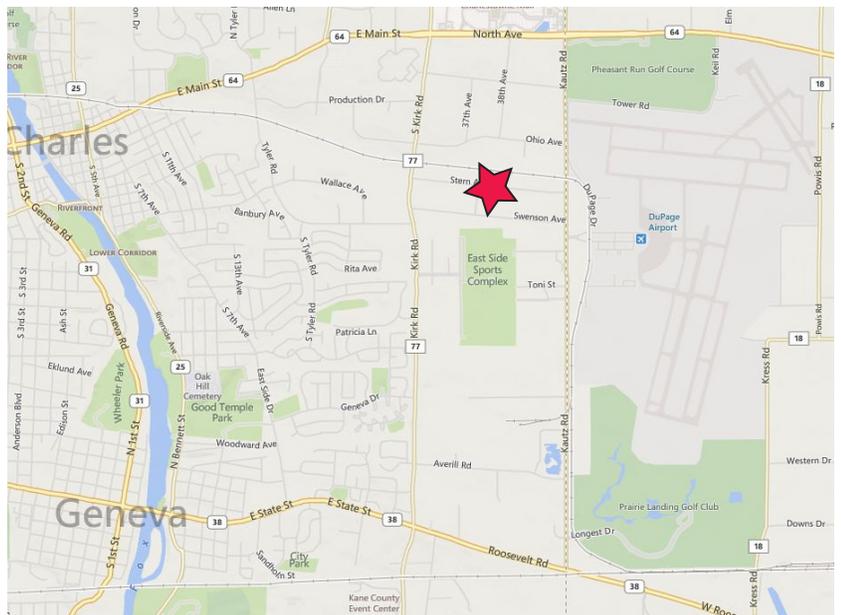
### 105,147 SF Available

- Excellent freestanding manufacturing facility with good power distribution
- Large parking lot
- Potential expansion
- 100% Air-conditioned
- ±6,570 SF dropped ceiling production area
- Adjacent to DuPage Airport
- 8 Miles from I-88 / 13 Miles from I-355

## CONTACT INFORMATION

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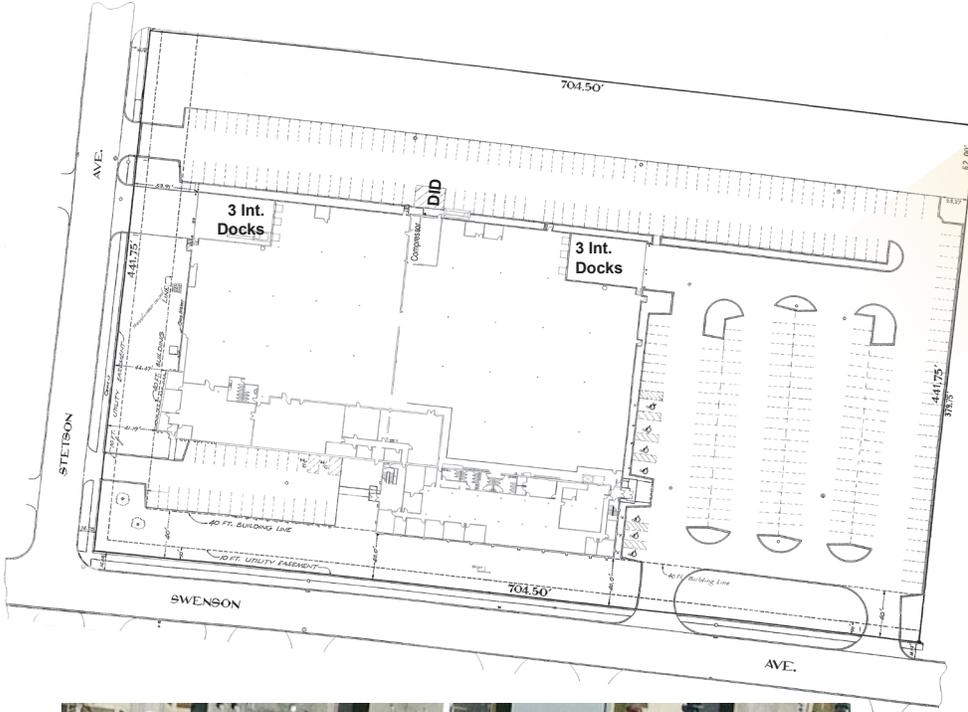


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## BUILDING/SITE PLAN

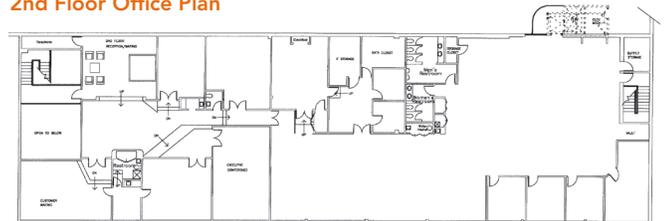


## SPECIFICATIONS

AVAILABLE BUILDING	105,147 SF
LAND AREA	7.24 Acres
CONSTRUCTION	Masonry
YEAR BUILT	1981 Addition 1986
CEILING HEIGHT	38,098 SF: 18' Clear 40,860 SF: 24' Clear
OFFICE AREA	±27,450 SF (2-Story)
LOADING	6 Interior Docks 1 Drive-In Door
POWER	1200 Amps @ 277/480 Volts, 3-Phase
HEATING	Gas Fired Units
SPRINKLERED	Wet
PARKING	±337 Cars
REAL ESTATE TAXES	\$143,032 (2013)
LEASE RATE	\$5.95 PSF Net
SALE PRICE	\$6,750,000



## 2nd Floor Office Plan



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