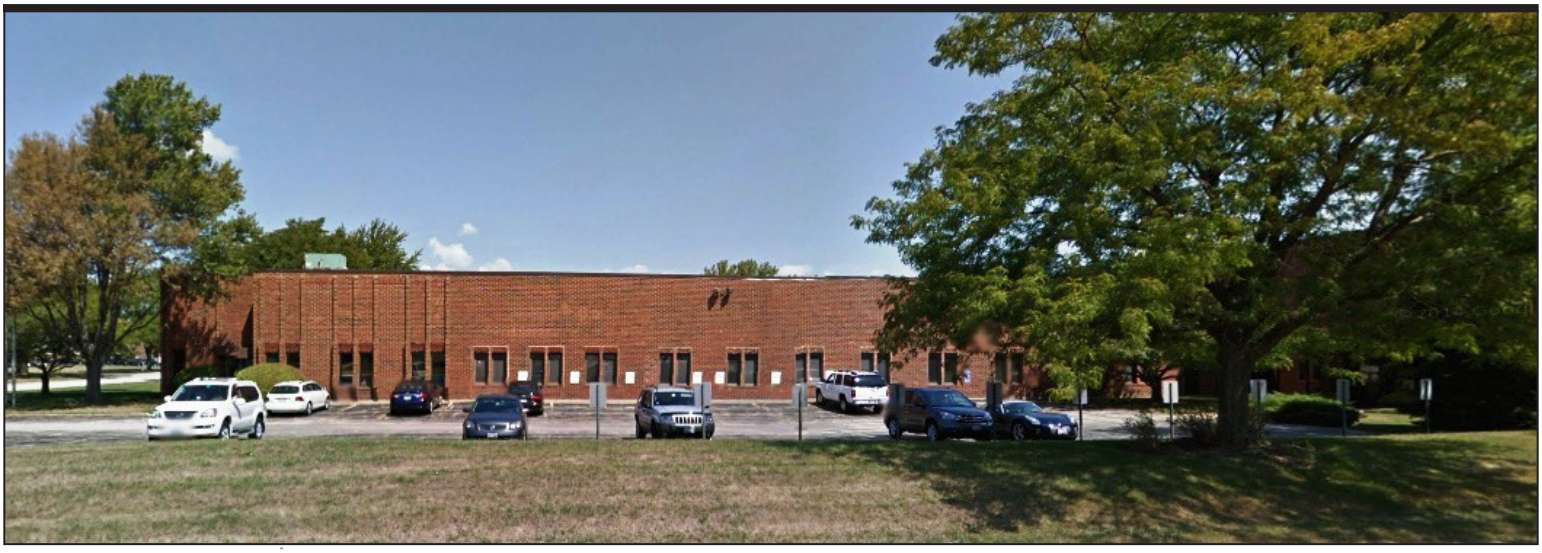
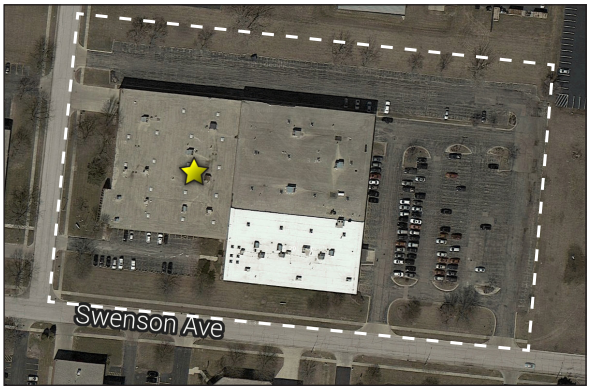
FOR SALE OR LEASE

620 STETSON AVENUE

SAINT CHARLES, IL 60174



AVAILABLE:	± 105,000 SF
LAND AREA:	± 7.14 AC
CONSTRUCTION:	Masonry
YEAR BUILT:	1981 / Addition 1986
OFFICE/TECH:	± 24,000 SF (2-Story)
CLEARANCE:	18' - 24'
LOADING:	6 Interior Docks / 1 Drive-In Door
SPRINKLERED:	Yes
POWER:	1200 Amps @ 277/480 Volts
HEAT:	Gas Fired Units
AIR CONDITIONED:	100% (270 tons)
PARKING:	± 323 Cars
POSSESSION:	Immediately
RENTAL RATE:	~~$5.75 psf Net~~ $4.95 psf Net
SALE PRICE:	~~$6,300,000 ($60 psf)~~ $4,900,000 ($46.67 psf)
TAXES:	$1.36 psf (2013 actual)



- 100% Air Conditioned
- ± 323 Car Parking
- Adjacent to DuPage County Airport
- Airlines Throughout
- Upscale 2-Story Office Finish

FOR MORE INFORMATION PLEASE CONTACT

Mike Sedjo
Senior Vice President
+1 847 706 4913
mike.sedjo@cbre.com

Jack Brennan
Associate
+1 847 706 4925
jack.brennan@cbre.com

John Hamilton
Senior Associate
+1 847 706 4909
john.hamilton@cbre.com

CBRE | 20 N. Martingale | Suite 100| Schaumburg, IL 60173

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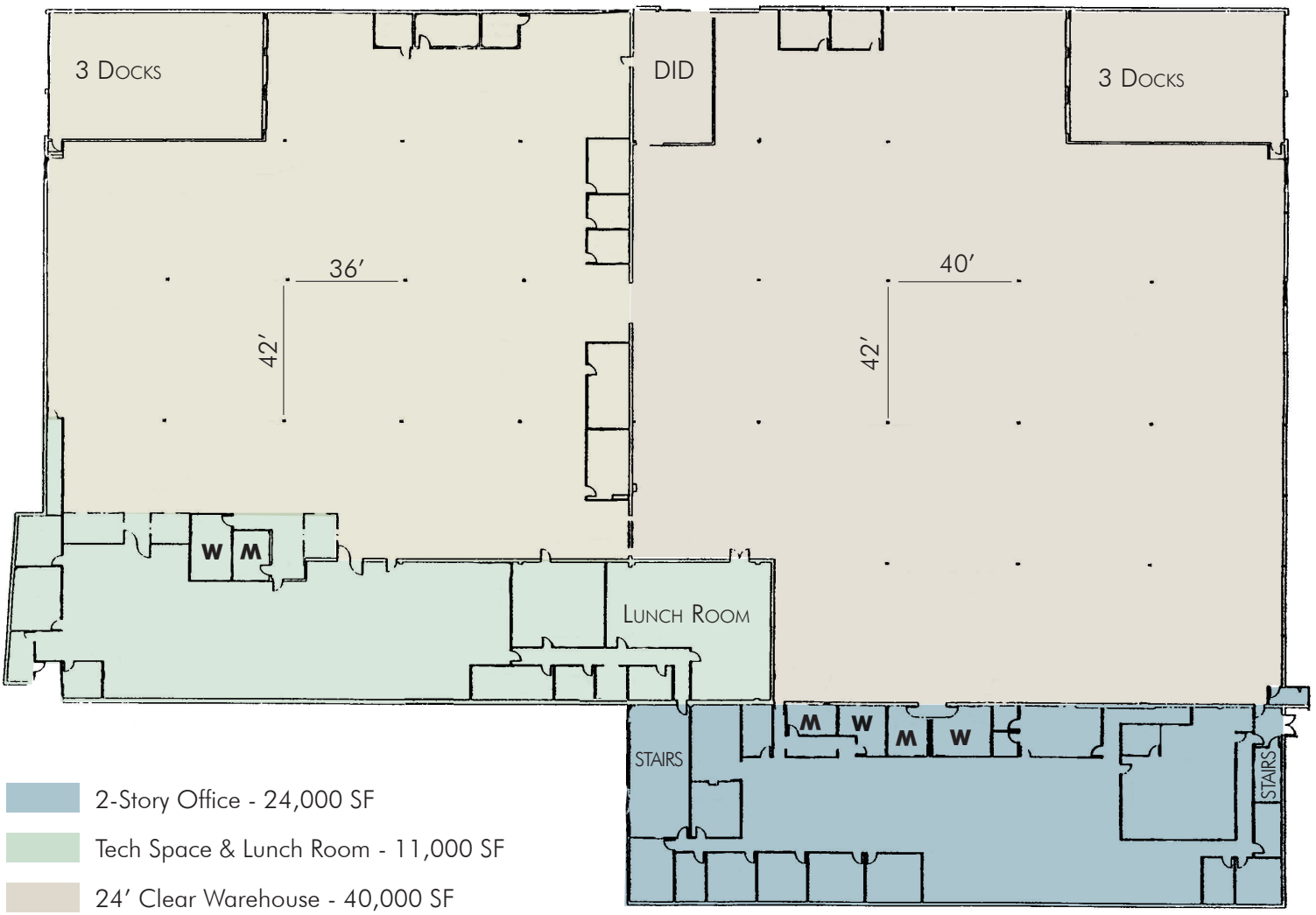
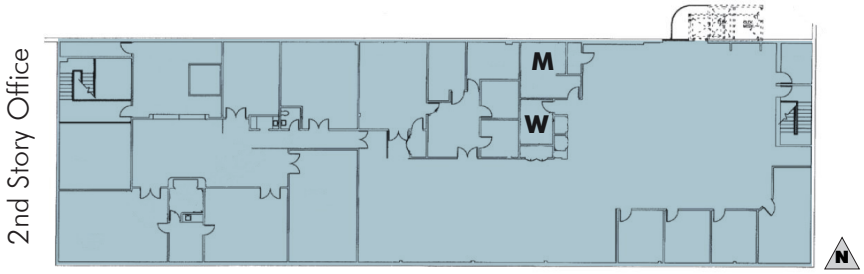


- 2-Story Office - 24,000 SF
- Tech Space & Lunch Room - 11,000 SF
- 24' Clear Warehouse - 40,000 SF
- 18' Clear Warehouse - 30,000 SF

*Dimensions are approximate



*Not to scale

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Associate
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jack.brennan@cbre.com

John Hamilton
Senior Associate
+1 847 706 4909
john.hamilton@cbre.com

CBRE

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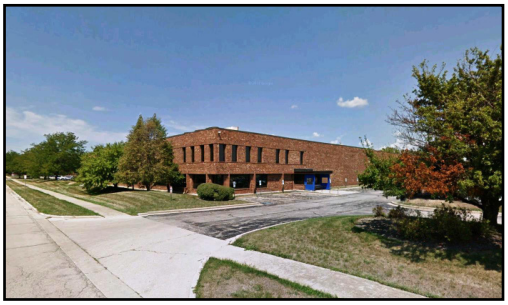
Property Aerial



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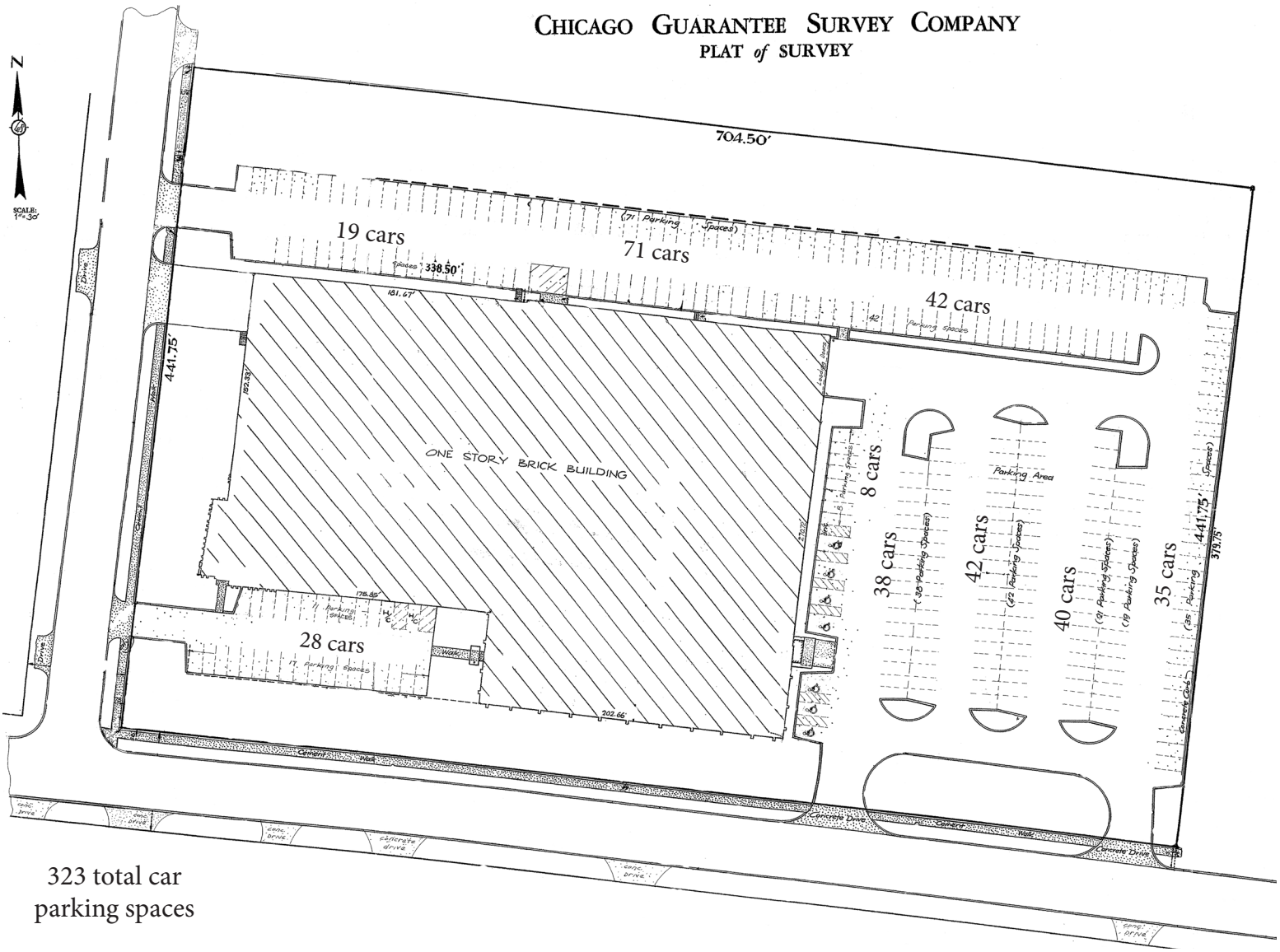

323 total car parking spaces

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