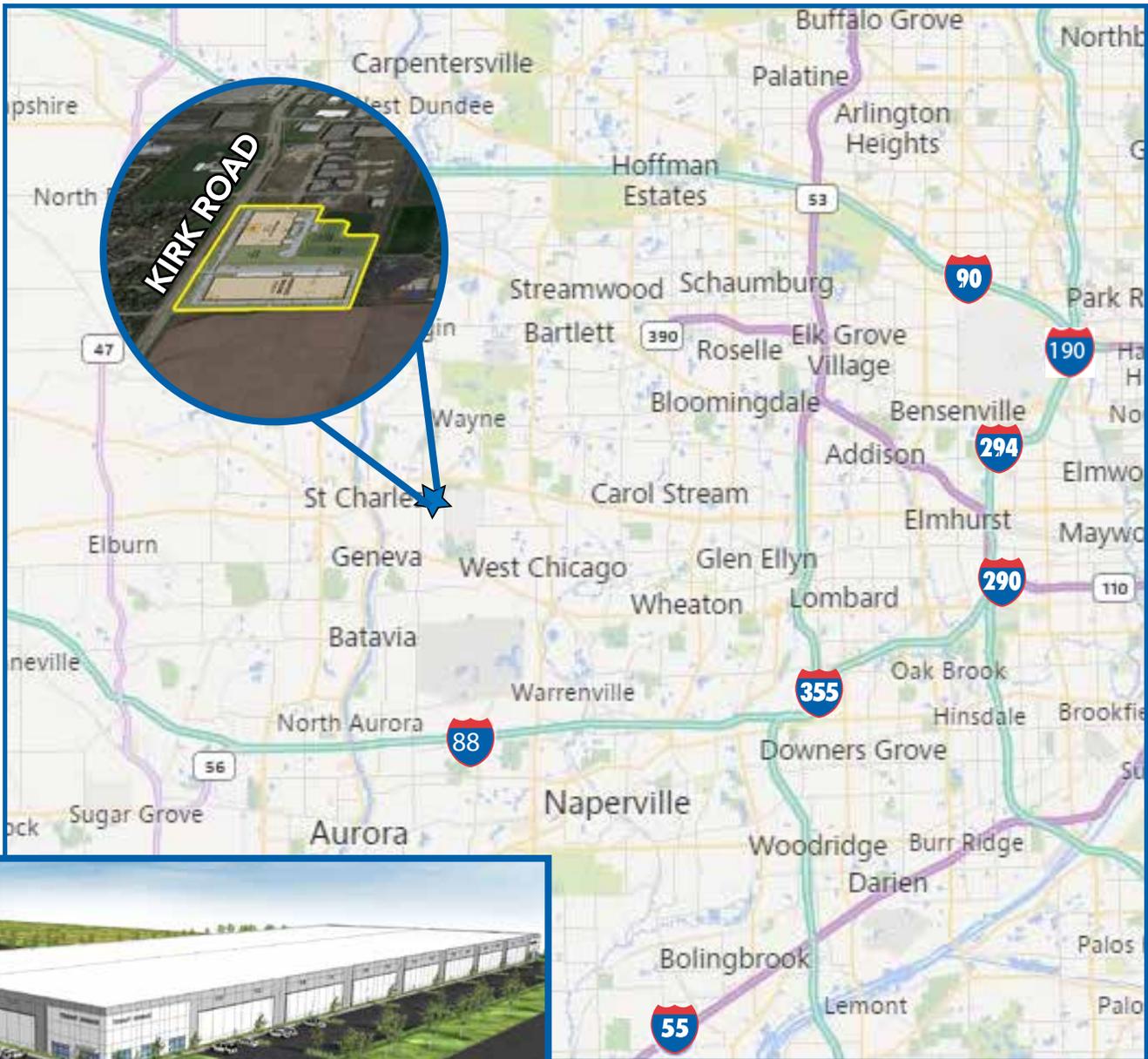




East Kirk Commerce Center

St. Charles, Illinois





SITE INFORMATION

SITE PLAN



SPECIFICATIONS

BUILDING SIZE
± 276,000 SF
Divisible

LAND AREA
± 18 AC

OFFICE SPACE
Build-To-Suit

LOADING
30 Docks (Expandable)
2 Drive-In Doors

SPRINKLERED
ESFR

CONSTRUCTION
Pre-Cast Concrete

SPEED BAY
YES- 70'

BAY SIZE
50' x 52'

CEILING HEIGHT
32' Clear

PARKING
± 240 Cars

TRAILER PARKING
± 56 Spaces (Expandable)

YEAR BUILT
Build-To-Suit

LEASE PRICE/SALE PRICE
Subject To Offer

SITE FEATURES

- Close proximity to the DuPage County Airport
- Business Friendly Municipality of St. Charles
- Near local amenities including downtown hotels, restaurants, and shopping
- Excellent labor pool from the surrounding communities
- Low Kane County Taxes

SITE CURRENTLY UNDER CONSTRUCTION



SUBJECT PROPERTY



Traffic Count
Daily by Cars
(27,300)