

INDUSTRIAL BUILDING WITH EXTRA LAND AVAILABLE

1041 PORTER COURT

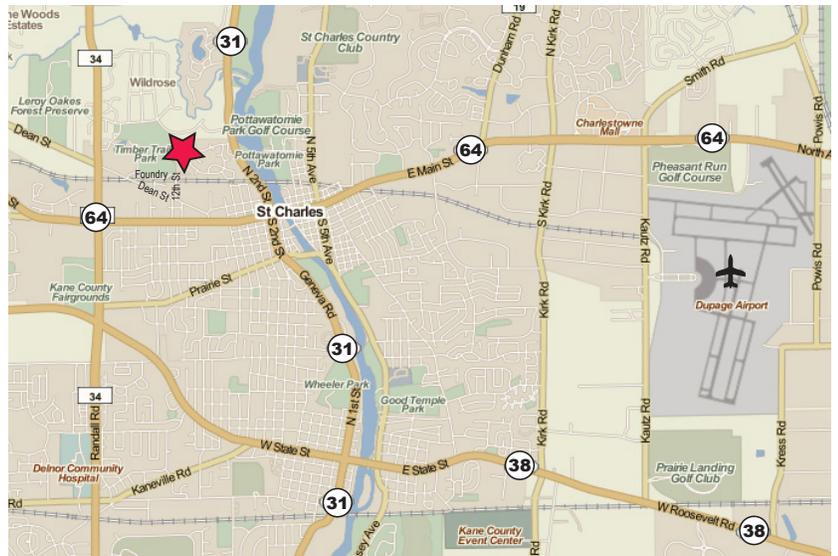
ST. CHARLES, ILLINOIS 60174



PROPERTY INFORMATION

±14,500 SF Available

- 2 Gas tanks on premises
- Outside storage potential
- Drive-thru facility
- Great user / investor opportunity



CONTACT INFORMATION

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SPECIFICATIONS

AVAILABLE BUILDING
±14,500 SF

LAND AREA
±2.5 Acres

CONSTRUCTION
Masonry

ZONING
MI - Special Mfg. Dist. PUD 85

CEILING HEIGHT
18' Clear

OFFICE AREA
4,000 SF (2-Story)

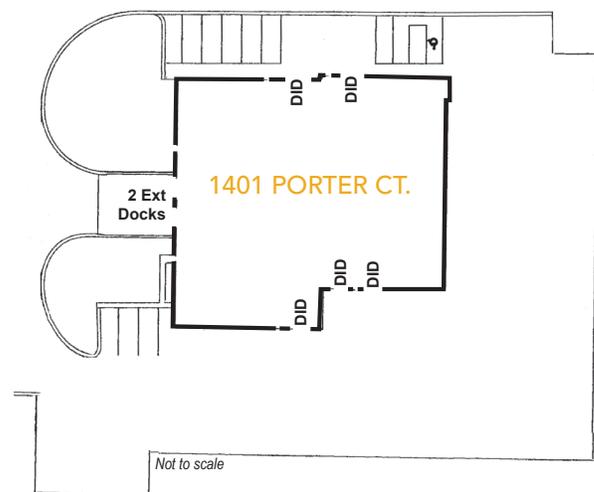
LOADING
2 Exterior Docks
5 Drive-In Doors

SPRINKLERED
Yes - Wet

HEATING
Gas

LEASE RATE
Subject to Offer

SALE PRICE
\$1,250,000



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