

# 601 SIDWELL CT. UNIT F ST. CHARLES, IL 60174

**2,200 SF  
INDUSTRIAL SPACE  
AVAILABLE FOR  
SALE/LEASE**

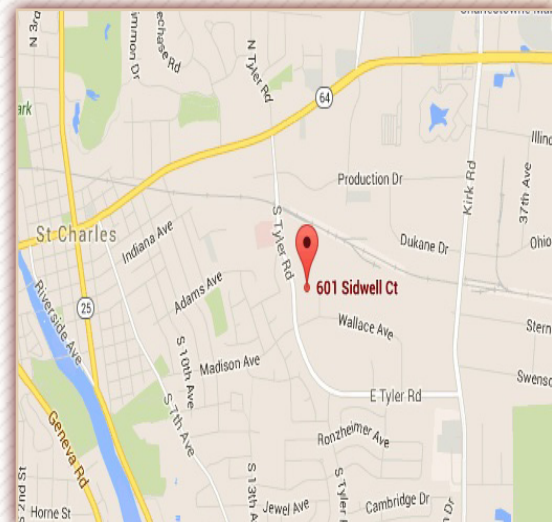


## Building Specifications:

SIZE:	2,200 SF
OFFICE:	+/- 250 SF
DRIVE IN DOOR:	(1) 12'X14'
CEILING HEIGHT:	15' CLEAR
CAR PARKING:	AMPLE
POWER:	200 AMPS 3 PHASE
SPRINKLERS:	YES

LEASE PRICE:	\$8.00/SF GROSS
SALE PRICE:	\$237,600.00

**COMMENTS:**  
GREAT SMALL SPACE WITH PRE-CAST CONCRETE CONSTRUCTION .  
SUITABLE FOR A VARIETY OF USES. WELL MAINTAINED PROPERTY WITH  
PROFESSIONAL IMAGE. NEAR NORTH AVE. AND KIRK RD. JUST MINUTES  
FROM RT 59, RT 20, I-88 AND I-90.



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**Contact Brian Lindgren, Maria McNeil  
or Dan Brown Managing Broker Today!**

[blindgren@browncommercialgroup.com](mailto:blindgren@browncommercialgroup.com)  
[mmcneil@browncommercialgroup.com](mailto:mmcneil@browncommercialgroup.com)  
[dbrown@browncommercialgroup.com](mailto:dbrown@browncommercialgroup.com)

1550 Higgins Road,  
Suite 118  
Elk Grove Village,  
IL 60007



**847.758.9200**



[www.browncommercialgroup.com](http://www.browncommercialgroup.com)