

FOR
SALE
OR
LEASE

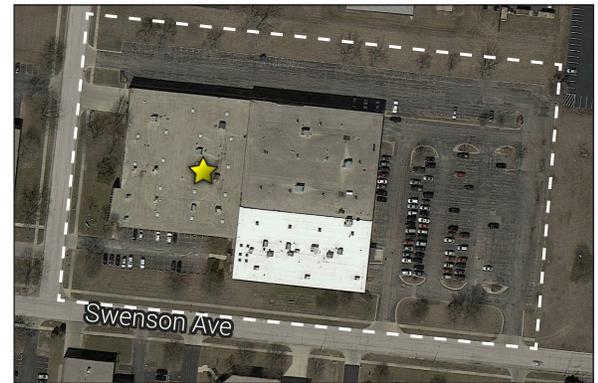


620 STETSON AVENUE

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) \$4,100,000 (\$39.05psf)
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
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CONTACT**

Mike Sedjo

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Jack Brennan

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John Hamilton

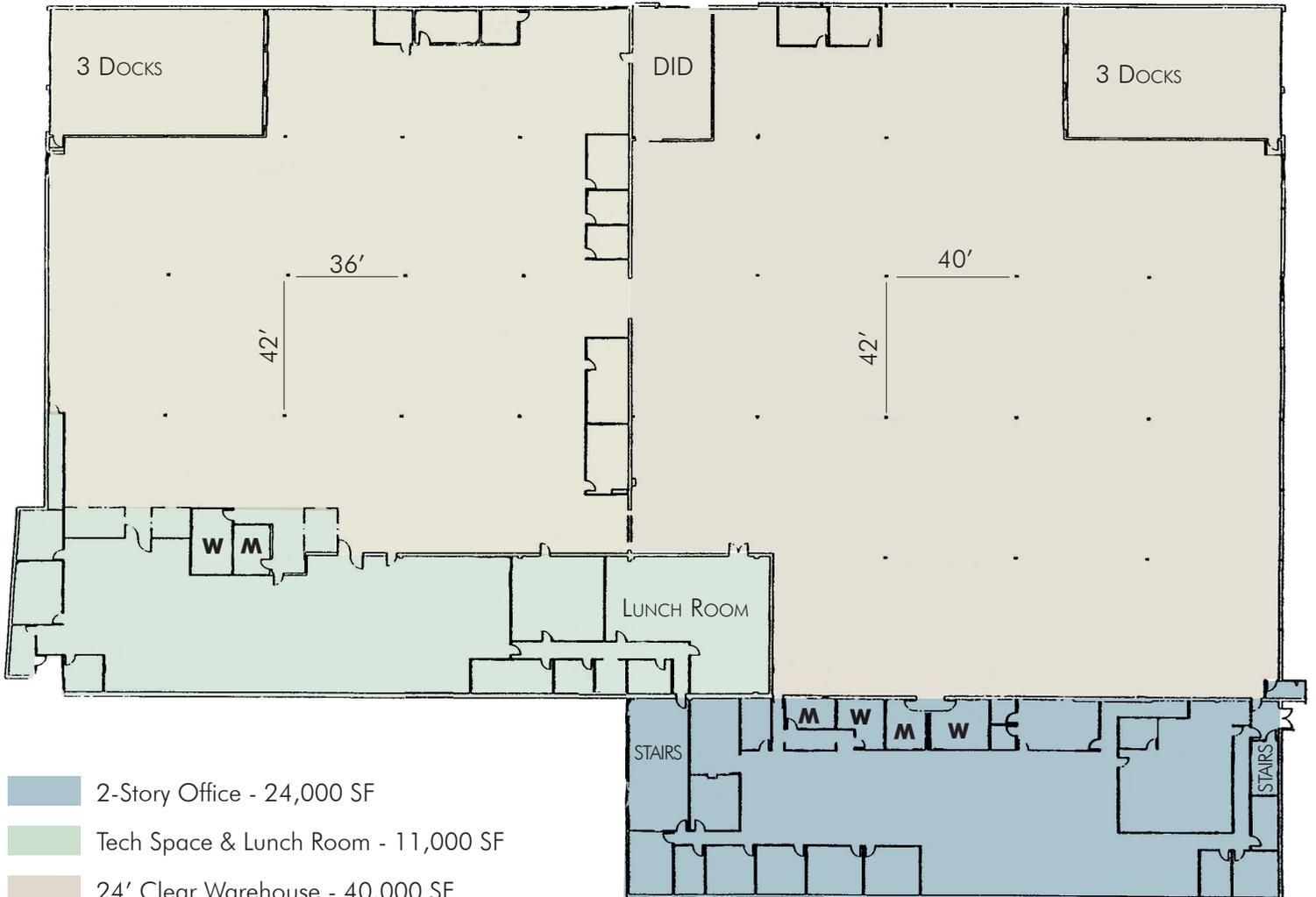
Senior Associate
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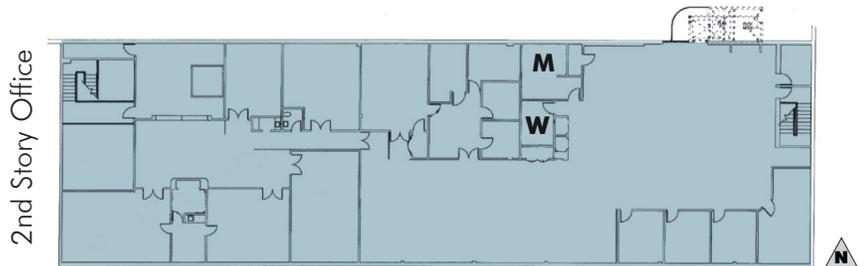
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*Dimensions are approximate



*Not to scale

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

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Property Aerial



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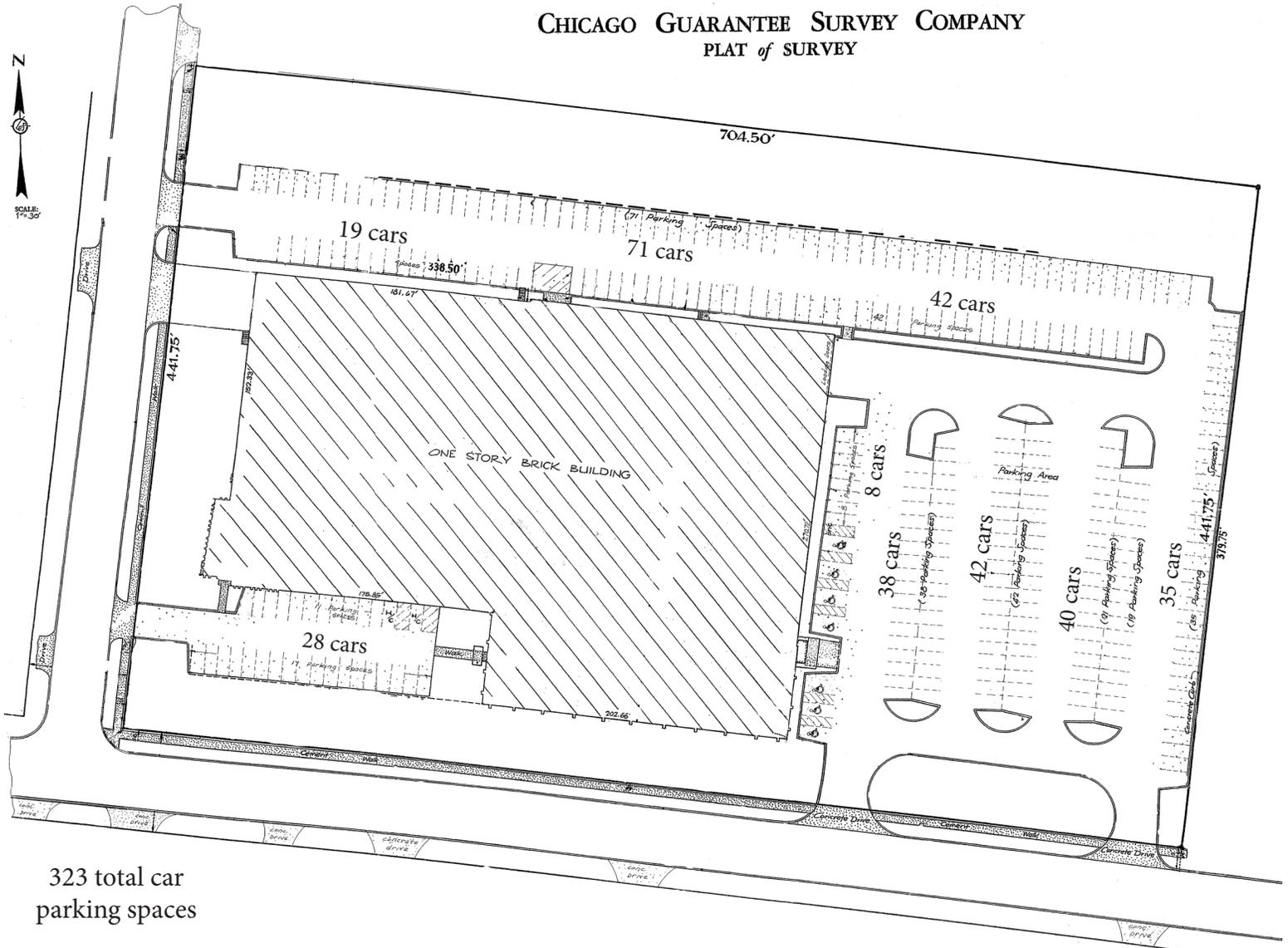
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323 total car
parking spaces

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