

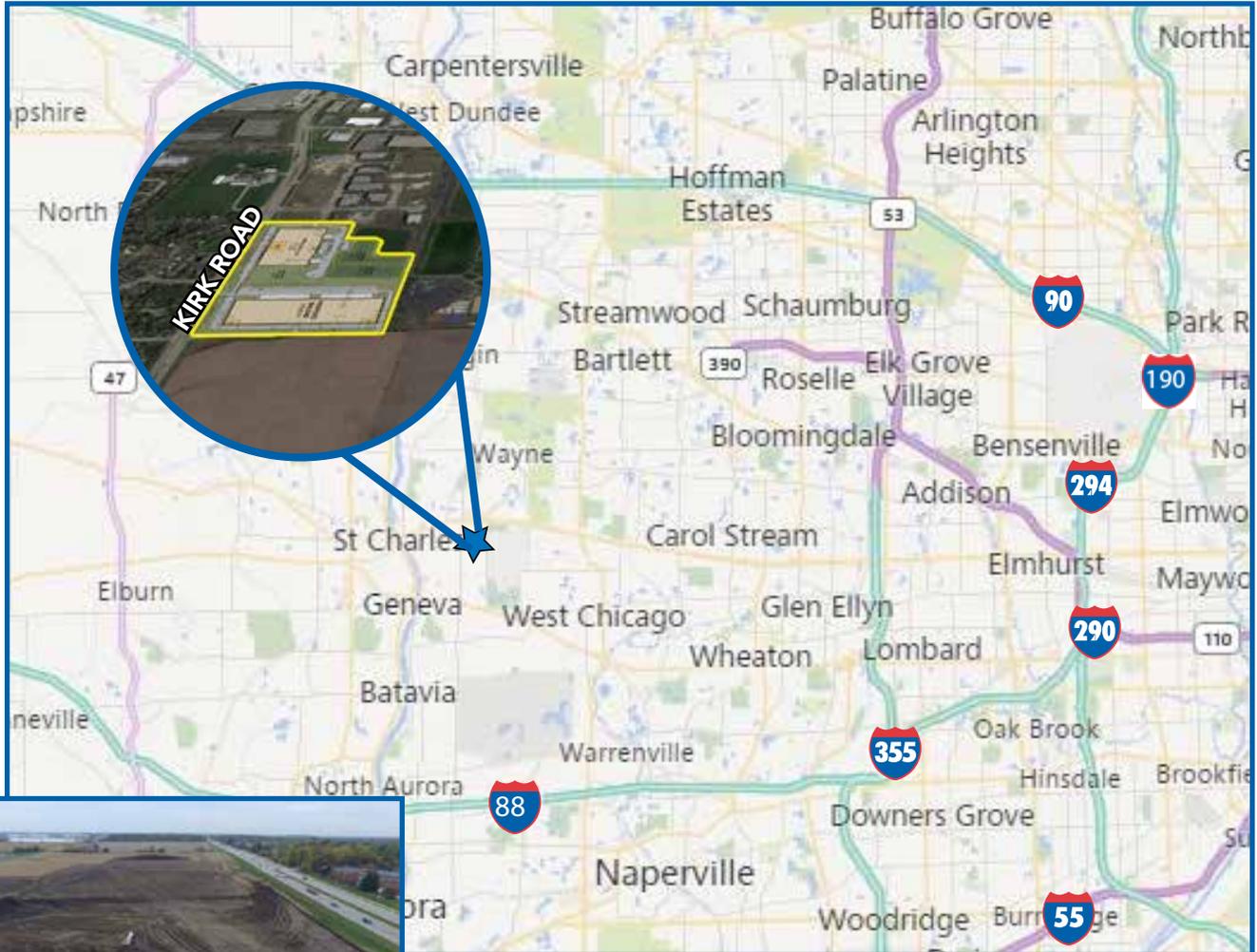


# East Kirk Commerce Center

St. Charles, Illinois

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





**SITE CURRENTLY UNDER CONSTRUCTION**



**ARTIST RENDERING**

**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

# ALTERNATIVE SITE PLANS

**SITE PLAN- A**



**SITE PLAN- B**



**SITE PLAN- A**

**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 PLAN- B**

**GROSS SITE AREA**

Site 1: 657,157 SF

Site 2: 789,317 SF

Totals: ± 1,446,474 SF

**TOTAL BUILDING AREA**

422,921 SF

**AJR BUILD TO SUIT**

Building Area 180,121 SF

Dock Doors 10 Positions

Drive-In Doors 3 Positions

Auto Parking 272 Stalls

**BUILDING 1**

Building Area 41,600 SF

Dock Doors 12 Positions

Future Dock Doors 0 Positions

Drive-In Doors 2 Positions

Auto Parking 75 Stalls

**BUILDING 2**

Building Area 40,000 SF

Dock Doors 13 Positions

Future Dock Doors 0 Positions

Drive-In Doors 2 Positions

Auto Parking 125 Stalls

**BUILDING 3**

Building Area 161,200 SF

Dock Doors 27 Positions

Future Dock Doors 0 Positions

Drive-In Doors 2 Positions

Auto Parking 185 Stalls

Trailer Parking 38 Stalls

**YEAR BUILT**

Build-To-Suit

**LEASE PRICE/SALE PRICE**

Subject To Offer



A Development By:



# SUBJECT PROPERTY

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**DIVISION STREET**

**KIRK ROAD**



Traffic Count  
Daily by Cars  
(27,300)