±12,000 SF INDUSTRIAL BUILDING AVAILABLE

FOR SALE OR LEASE

1207 FOUNDRY STREET | ST. CHARLES, IL 60174

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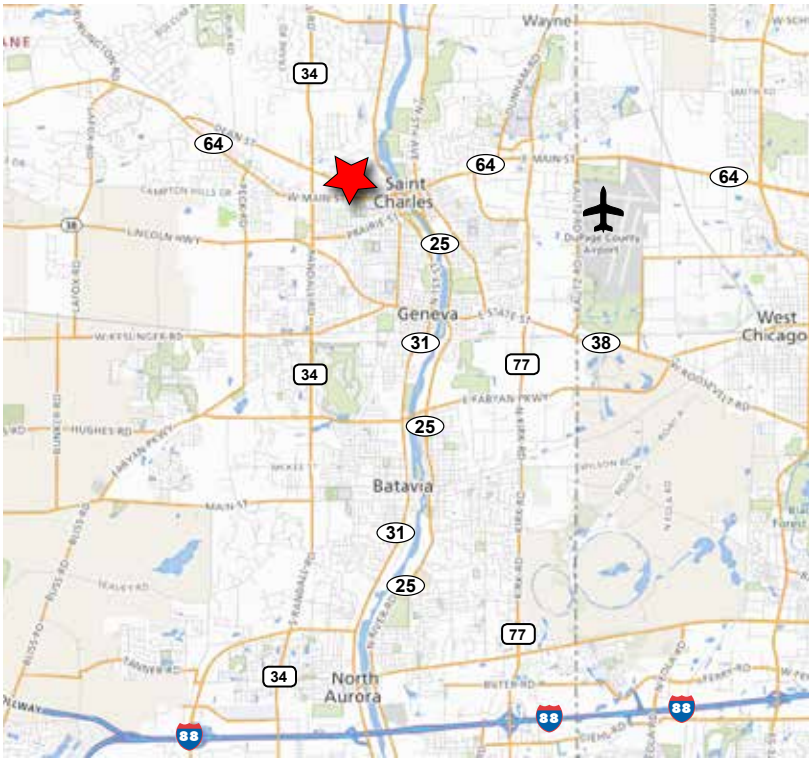
EXTRAORDINARY 40 YEARS

BUILDING SPECS

- Building Size: ±12,000 SF
- Land Area: ±1.00 AC
- Office Area: ±1,500 SF
- Ceiling Height: ±22′
- Loading: 4 Drive-in Doors
- Construction: Masonry
- Year Built: 2007
- Power: 200 Amps, 3-Phase
- Heating: Gas
- Sprinklers: Wet
- Real Estate Taxes: $1.93 PSF (2017)
- **Lease Rate: $8.00 PSF Gross**
- **Sale Price: $950,000.00**



HIGHLIGHTS

- Excellent user / investor opportunity
- Drive-thru facility
- All brick construction with 22′ ceilings
- 10% office/showroom
- 10 miles from I-88 via Route 31

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