



±12,000 SF INDUSTRIAL BUILDING AVAILABLE
FOR SALE OR LEASE
1207 FOUNDRY STREET | ST. CHARLES, IL 60174



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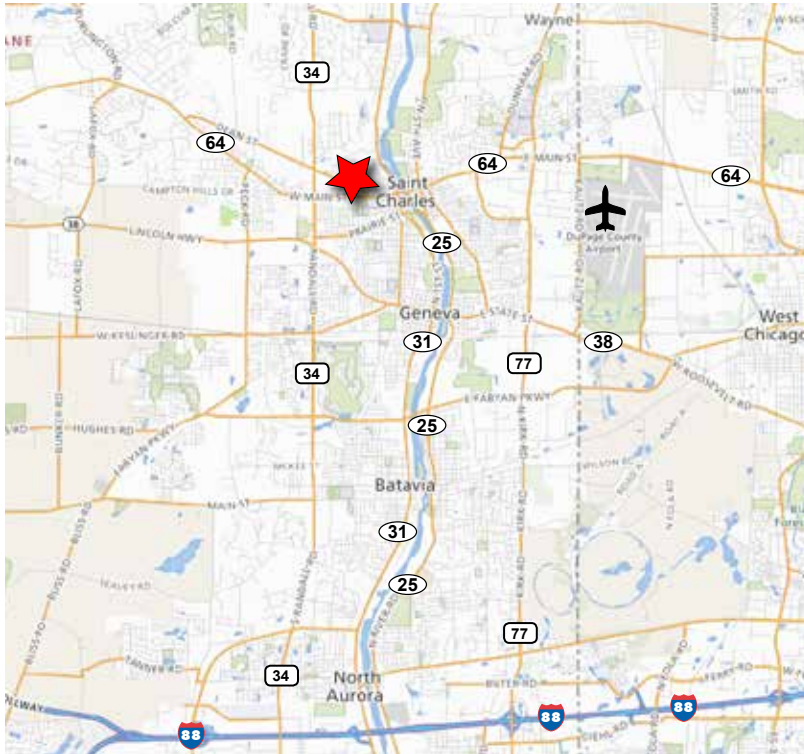
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EXTRAORDINARY

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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