Industrial Building

1900 Tyler

Suite 800

St. Charles, IL 60174

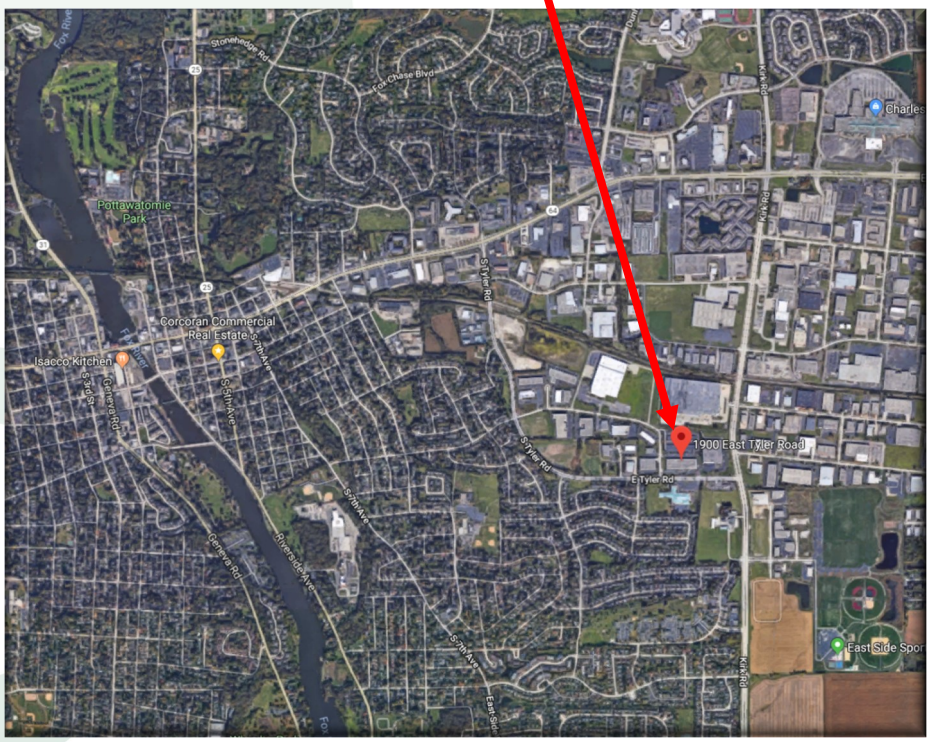
+/- 8,694 SF

CORCORAN
COMMERCIAL REAL ESTATE

LEASE OR SALE

Property Information:

- Built in 1998
- Precast Tilt-Up Concrete Building
- 18' Clear Ceiling Height
- Five (5) Common Interior Docks
- 30,000 lb. Dock Levelers
- Fully Sprinklered – Wet System
- 142 Parking Spaces
- 10 Condo Unit Building
- Well Maintained



Contact Information:

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Unit Information:

- One (1) Drive-In-Door (10x12)
- Common Dock Access
- 200 Amps, 240 Volts, 3-Phase, 4-Wire
    - Qty 2—480 / 277v transformers
- 2 Bathrooms
- Open Office
- 4 Private Offices
- 1 Conference Room

Sale Information:

- Purchase Price: $695,520
- $80 per square foot
- Parcel ID: 09-36-152-060
- 2017 RE Tax: $15,526.04

Lease Information:

- $7.50 per square foot NNN
    - $5,433 / Monthly Base Rent
    - $572.76 / Monthly CAM
    - $1,293 / Monthly RE Tax

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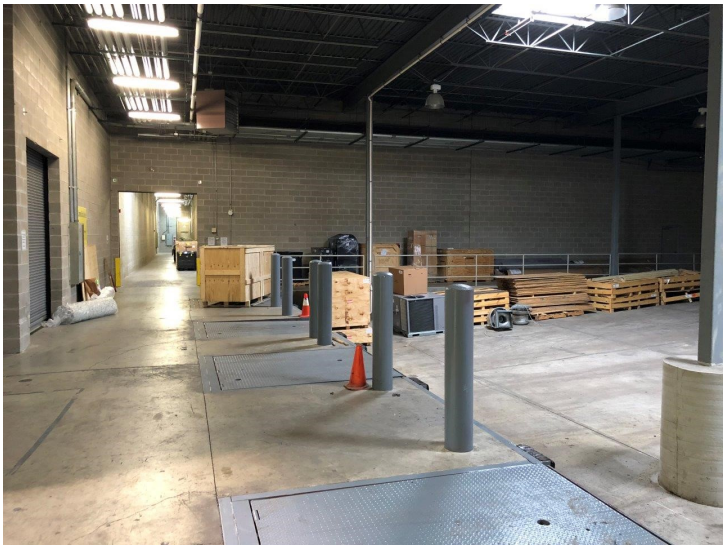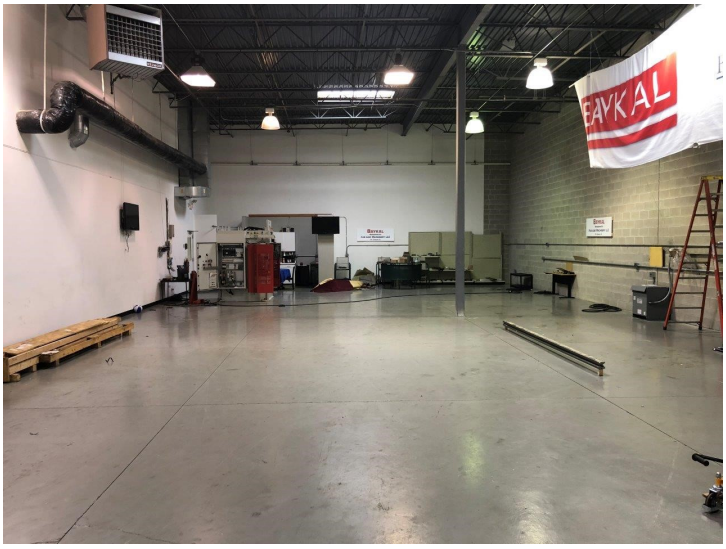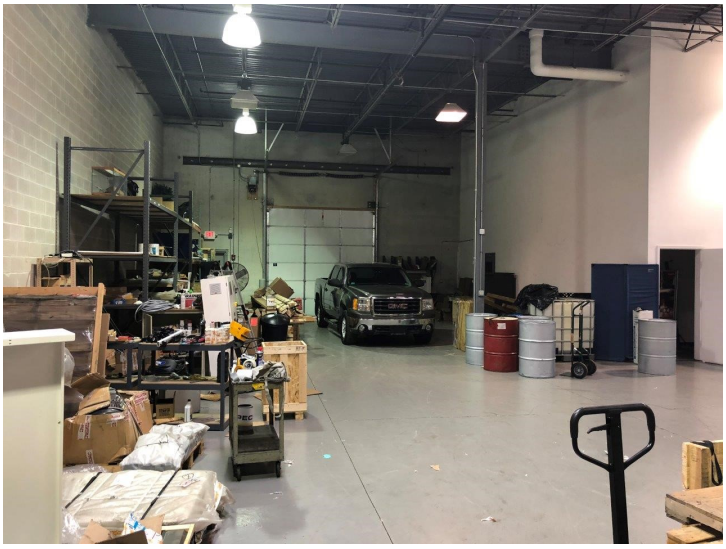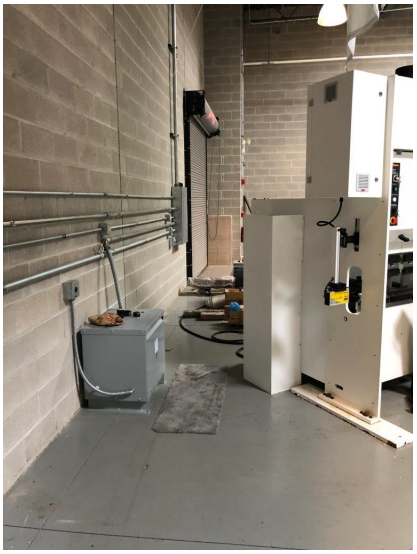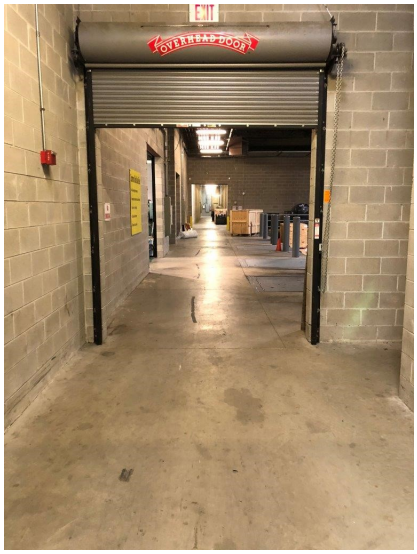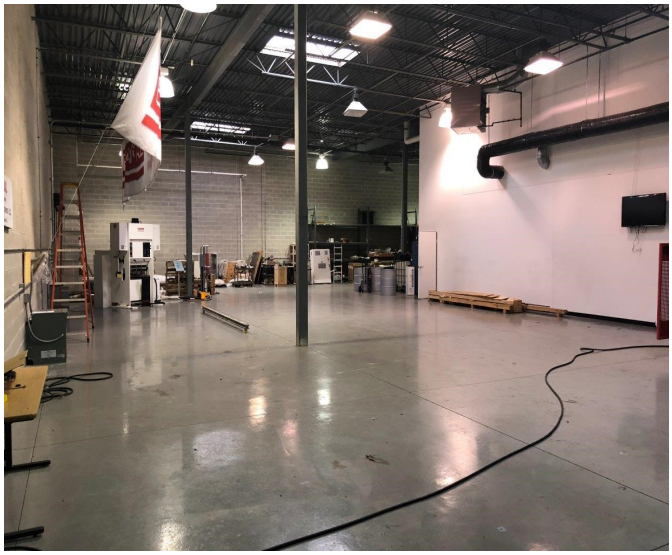
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