



**ST. CHARLES, ILLINOIS  
INDUSTRIAL UNITS FOR LEASE**

**ADDRESS:** 3820 Ohio Avenue, St. Charles, IL 60174

**AVAILABLE UNITS:**

<b>Suite</b>	<b>Size</b>	<b>Office</b>	<b>Loading</b>	<b>Gross Lease Rate</b>	<b>* Status</b>
8	3,000 sf	500 sf	DI Door & Dock	\$2,300.00/mo	<b>AVAILABLE</b>
9	3,000 sf	1200 sf	Dock	\$2,300.00/mo	<b>AVAILABLE</b>
10	3,000 sf	1156 sf	Dock	\$2,300.00/mo	<b>AVAILABLE</b>

**LOADING:** 3 exterior common docks & drive-in-door access.

**CONSTRUCTION:** 100% Masonry

**CEILINGS:** 14' Clear

**POWER:** 200 Amp 3 phase 120/208 Volt

**PARKING:** Ample

**SPRINKLERED:** Fully

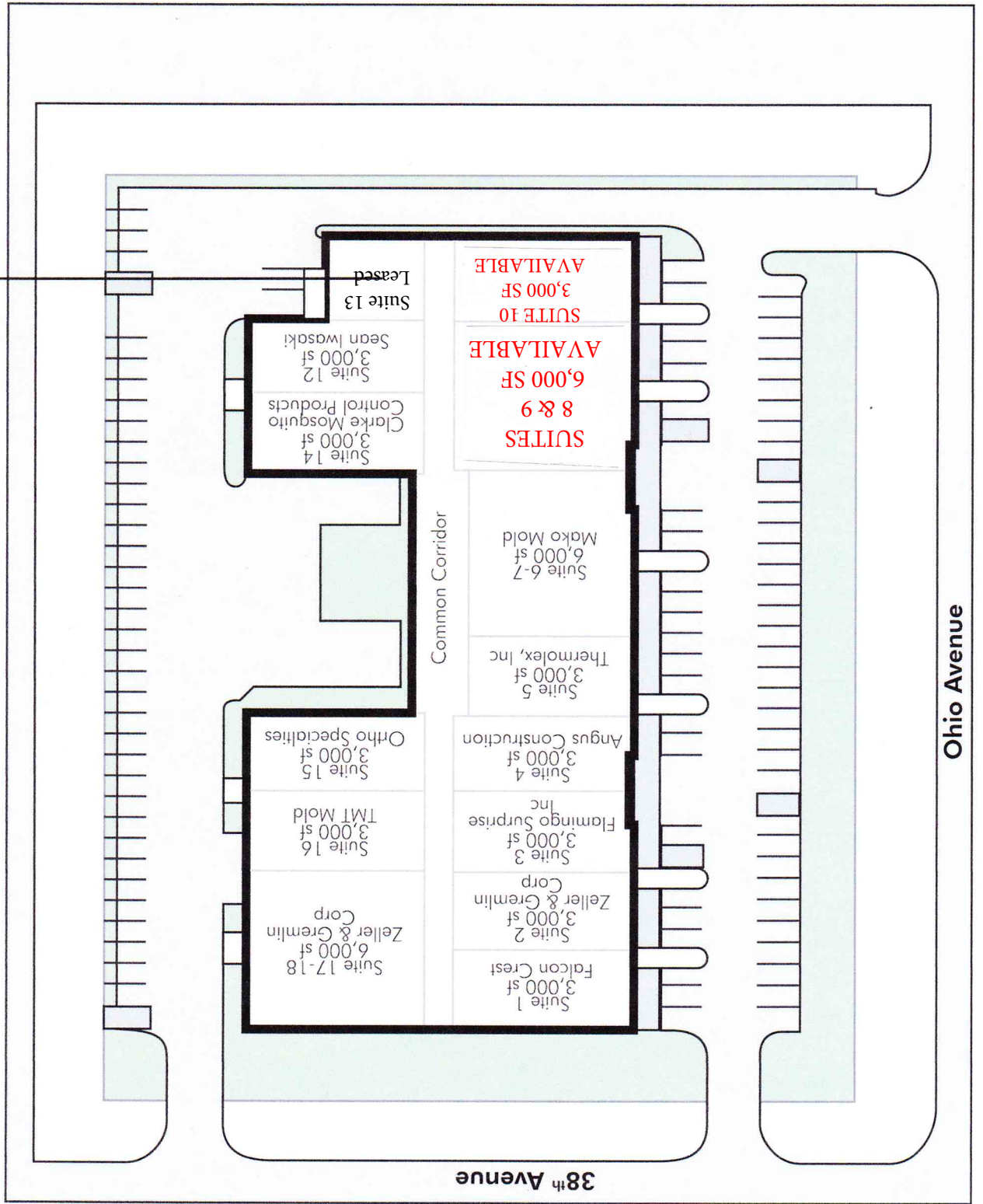
**AVAILABLE:** March, 2018 –UNITS CAN BE COMBINED!

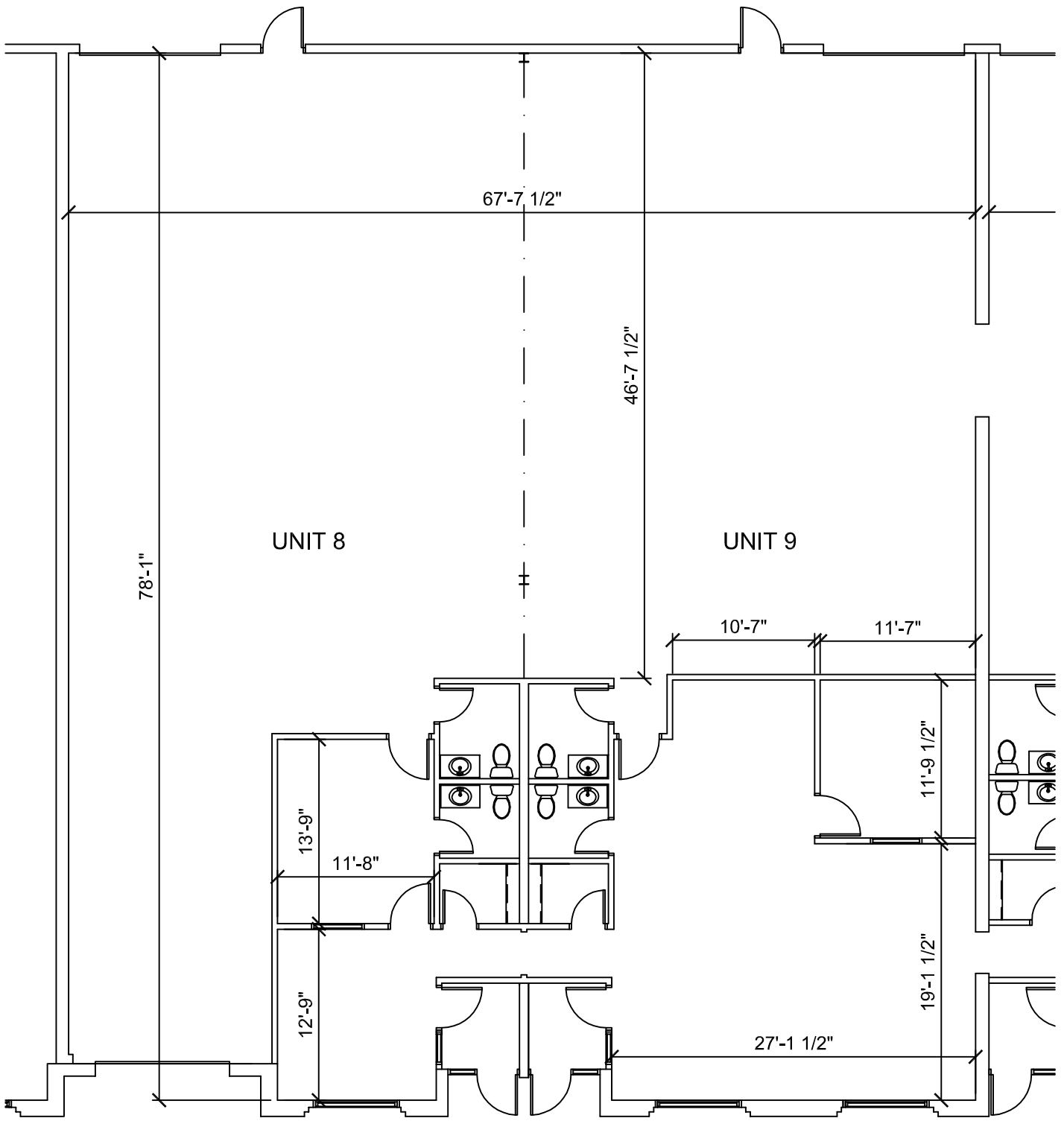
**COMMENTS:** Excellent location in the St. Charles Business Park – close to several restaurants & shopping mall; 15 minutes to I-88! \* Lease Rates include water & garbage!

**For more information, contact Steve Morken - Exclusive Agent  
630-567-7800 (Cell)**

*All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.*

3820 OHIO AVENUE  
ST. CHARLES, IL 60175





PROJECT NO. 07.24.08  
 DATE  
 DRAWN BY MAH  
 CHECKED BY  
 DRAWING

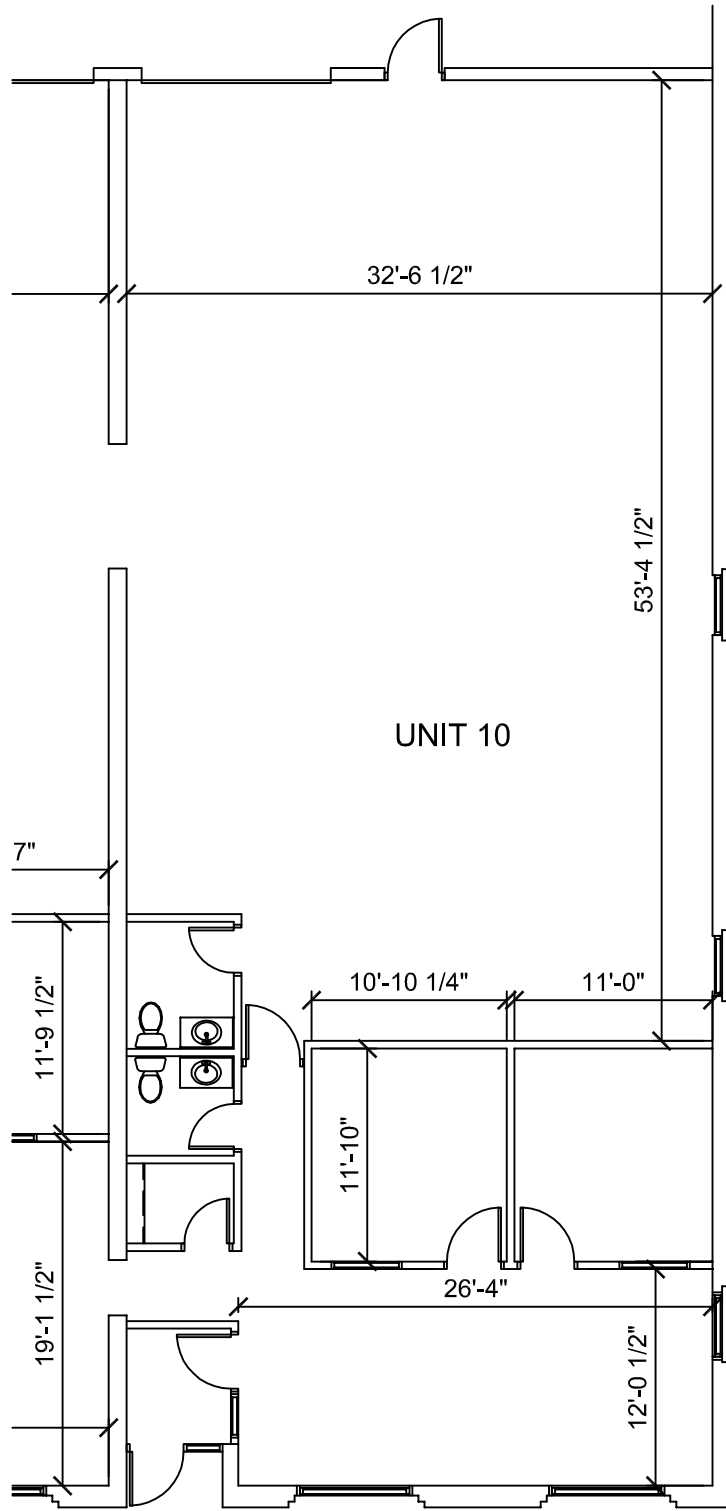
DRAWING TITLE 3820 OHIO.DWG  
 FLOOR PLAN

PROJECT: 3820 OHIO - CONDO FOOTPRINT  
 3820 OHIO, STCHARLES, IL 60174

GENERAL NOTES:

A-1

UNIT 8 & UNIT 9



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 DRAWING  
**A-1**  
 OF ONE

DRAWING TITLE  
 3820 OHIO.DWG  
**FLOOR PLAN**

PROJECT:  
**3820 OHIO - CONDO FOOTPRINT**  
 3820 OHIO, STCHARLES, IL 60174  
**UNIT 10**

GENERAL NOTES:





Precision Aerial Ph  
www.495.aerial.com  
Taken: 27 May, 201