

**3935 COMMERCE DRIVE  
ST. CHARLES, IL 60174**

**8,093 SF  
INDUSTRIAL SPACE  
FOR SALE**



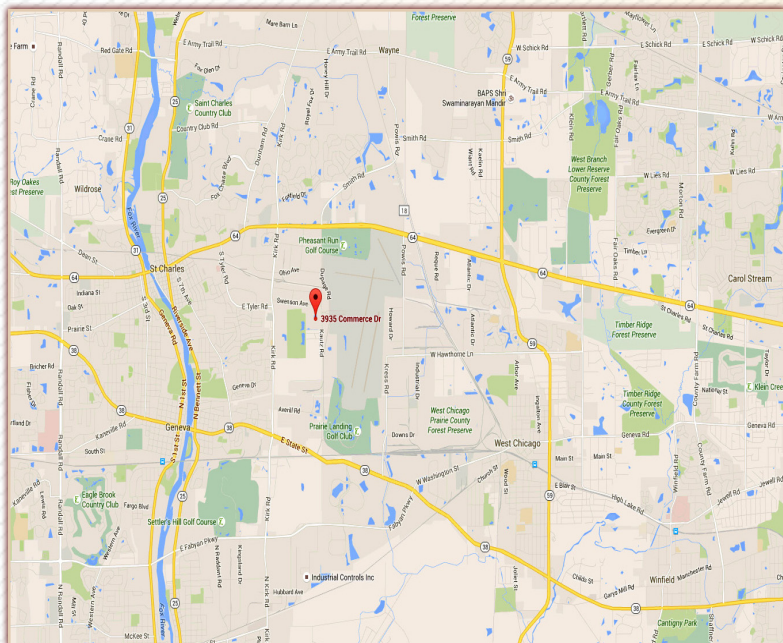
### Building Specifications:

SIZE: 8,093 sf  
OFFICES: 4,327 sf  
DRIVE-IN DOORS: 1  
DOCK: 1  
CEILING HEIGHT: 18' clear  
CAR PARKING: Ample, paved and striped  
POWER: 400 amps  
SPINKLERS: Yes

SALE PRICE: \$648,000

### COMMENTS:

Well appointed industrial flex space with high ceilings, drive-in door, dock, lots of office space available for sale. This is your chance to own your own space in an area poised to service the entire Tri-City area, as well as Kane and DuPage Counties. Centrally located between Rt. 25, Rt. 64, Rt. 38 and Rt. 59.



\*NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY OF THE FOREGOING INFORMATION. TERMS AND AVAILABILITY ARE SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

**Contact Brian Lindgren, Maria McNeil  
or Dan Brown, Managing Broker Today!**



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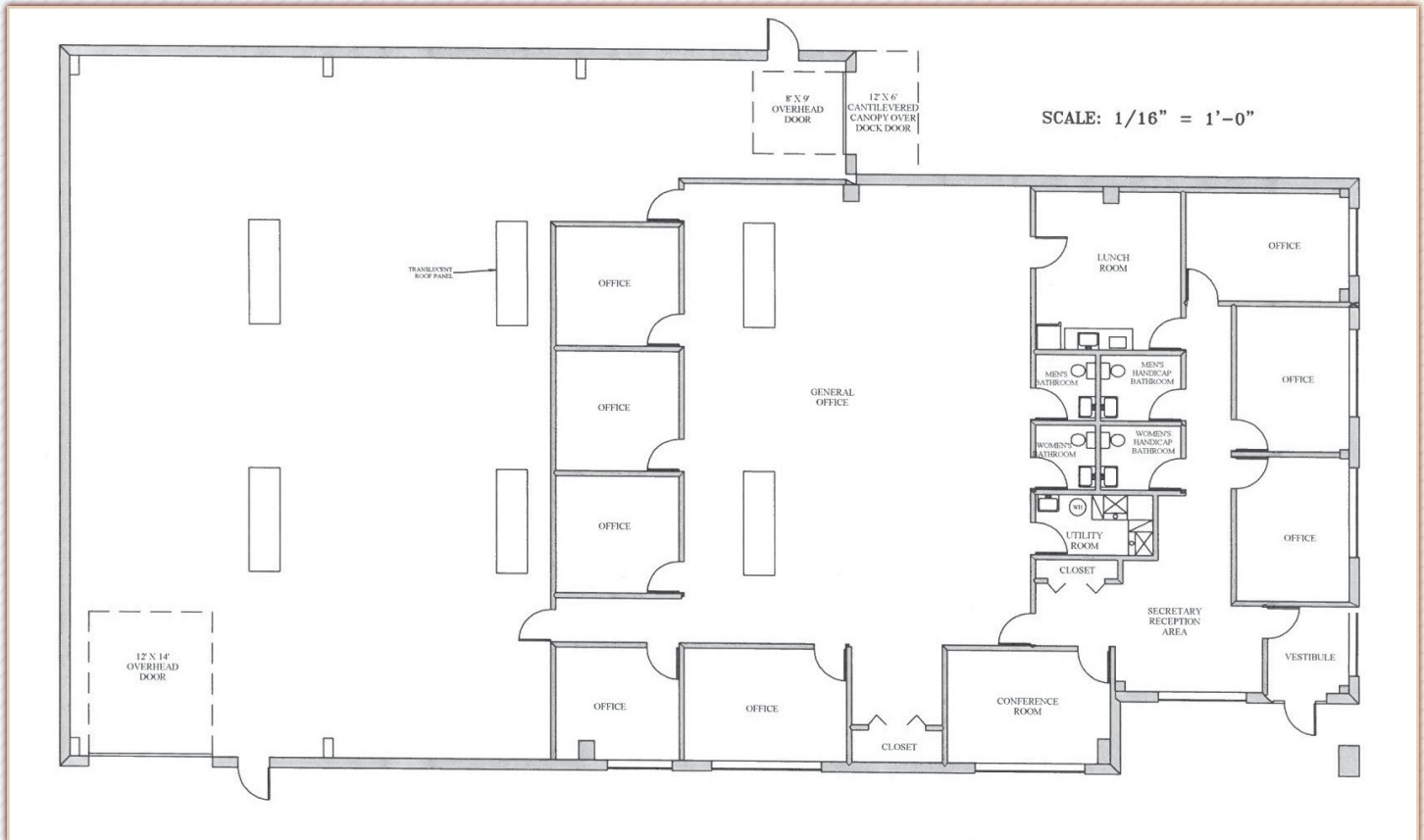
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