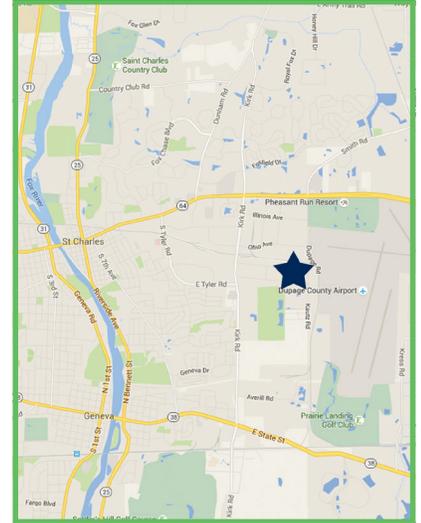


Available for Sale or Lease



3940 Stern Ave | St. Charles, IL

High Quality Industrial Warehouse

Highlights

- Outstanding manufacturing or distribution building with heavy power
- Low Kane County taxes
- Features high end office finish
- Great distribution facility with better than 1:10,000 docks counts

Pricing

- Lease Price: **\$4.25 psf Net**
- Sale Price: **Subject to offer**
- Taxes: **\$1.04 psf (2015 estimates)**

Details

- Total Building: **146,959 SF**
- Land Area: **6.38 Acres**
- Ceiling Height: **22' Clear**
- Sprinklers: **Wet**
- Parking: **103 car parking**
- Heating: **Gas**
- Year Built: **1987**
- Zoning: **M1**

Available

Unit	Total SF	Minimum Divisible	Office SF	Loading	Power	Available
3940	146,959	Not divisible - single user only	7,668	16 Interior Docks 4 DID's	3,000a/280v 3p	90 Days

For More Information, Contact:

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Tim Gallagher
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 tgallagher@cawleychicago.com

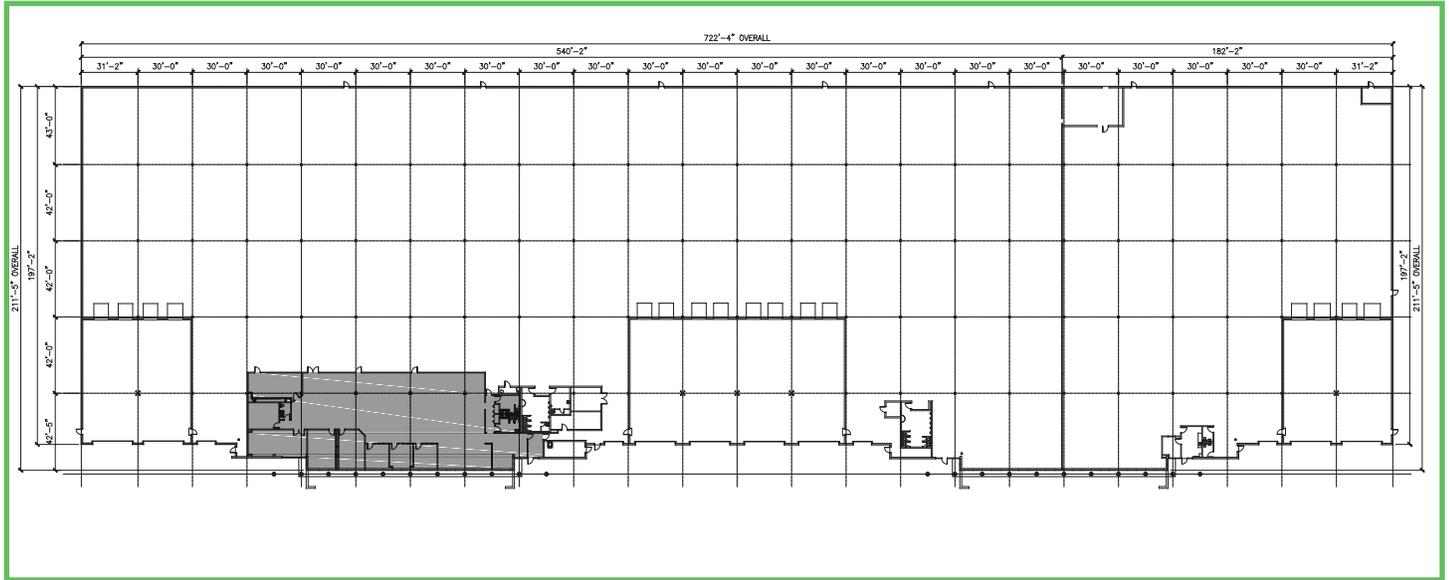
Jack Brennan
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 jbrennan@cawleychicago.com

Owned By:

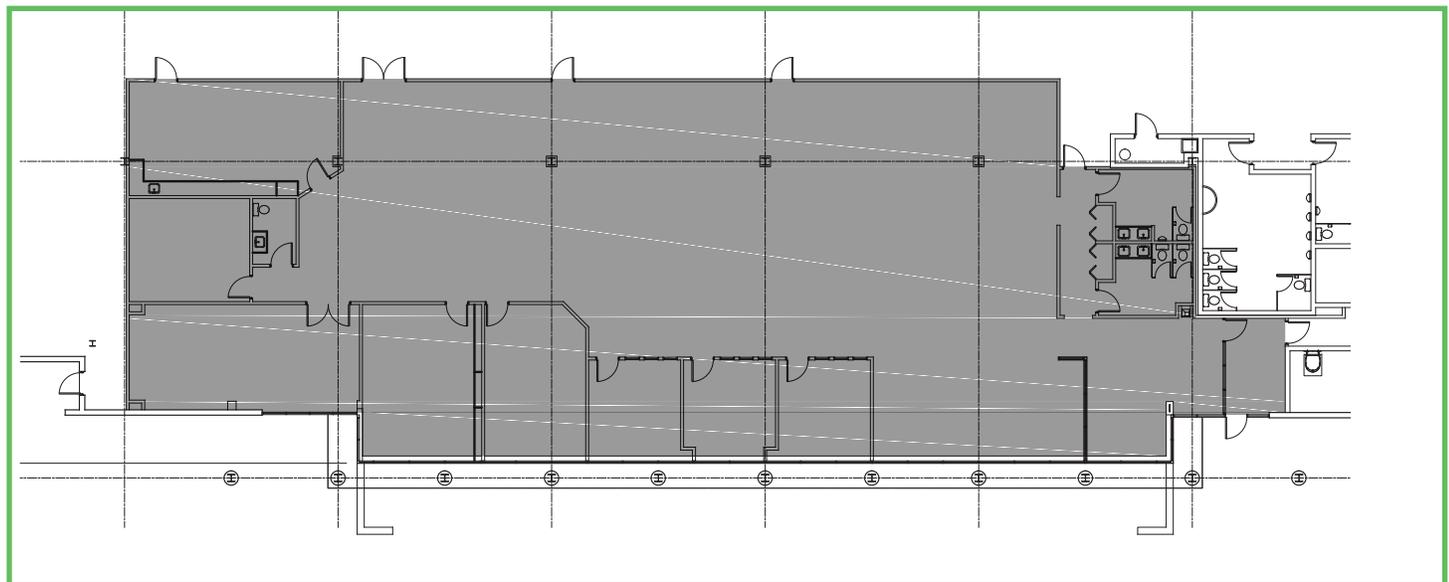


Floor Plan

146,959 SF



Office Floor Plan



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