

**103,106 SF
FOR SALE / LEASE**

**425 SOUTH 37TH AVENUE
ST. CHARLES, ILLINOIS – KANE COUNTY**



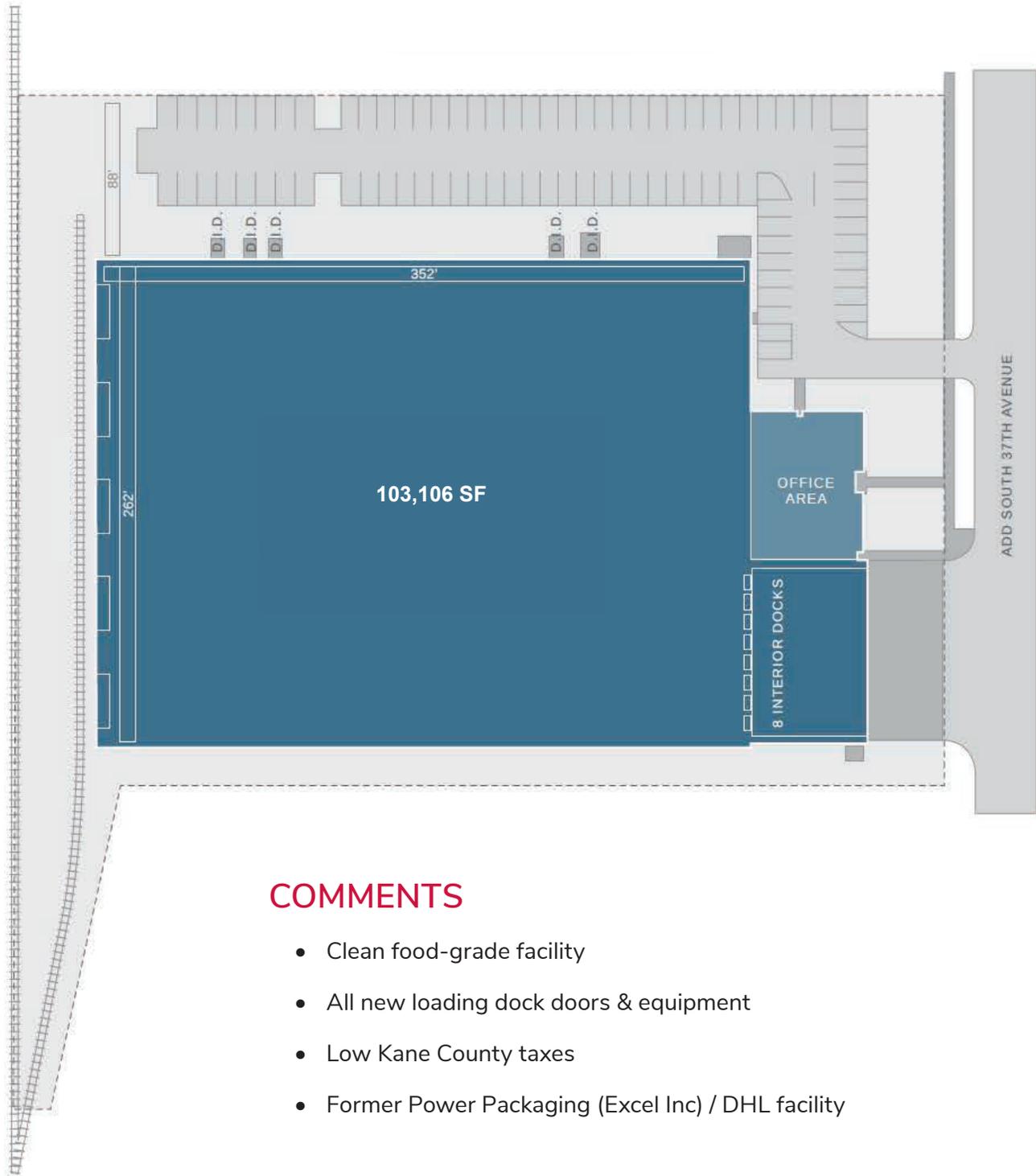
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AVAILABLE FOR SALE / LEASE

425 S. 37TH AVENUE

St. Charles, Illinois



COMMENTS

- Clean food-grade facility
- All new loading dock doors & equipment
- Low Kane County taxes
- Former Power Packaging (Excel Inc) / DHL facility



BUILDING SPECIFICATIONS:

BUILDING SIZE:	103,106 SF
OFFICE:	±5,000 SF
SITE SIZE:	4.37 acres
BAY SIZE:	35' x 43'5"
CLEAR HEIGHT:	24'
LOADING:	8 interior docks
SPRINKLER:	Wet
PARKING:	85 Cars
YEAR BUILT:	1975
LIGHTING:	T-5 lighting
POWER:	1200 amps @ 277/480 volts
LEASE RATE:	\$4.50 PSF Net
SALE PRICE:	Subject to Offer



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LOCATION HIGHLIGHTS

- Minutes from Rt. 64 & Rt. 38
- Close proximity to the DuPage County Airport
- Easy access to I-88 via Kane Road & I-355 via North Avenue



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