

Available for Lease



555 Kirk Rd | St. Charles, IL

Industrial Warehouse Building

Highlights

- Well maintained warehouse located in St Charles Business Park
- Desirable Kane County taxes
- Excellent exposure on Kirk Rd
- Signage Available
- Recent Improvements**
 - White Boxed Warehouse
 - Epoxy sealed Lab/Clean Room space
 - New T8 Lighting
- Upcoming Improvements**
 - Re-sealed parking lot/truck court
 - Building exterior painted

Pricing

- Lease Price: **\$5.45 PSF Net**
- Taxes: **\$1.34 PSF**
- CAM: **\$0.61 PSF**

Details

- Total Building: **62,400 SF**
- Land Area: **3.39 Acres**
- Ceiling Height: **18' Clear**
- Sprinklers: **Wet**
- Heating: **Gas**
- Year Built: **1990**

Available

| Unit | Total SF | Office | Loading | Power | Lease Rate |
|------|----------|--------|----------------------------|---------------------------|------------|
| A | 15,600 | 20% | 1 Interior dock 1 DID | 400AMPs @ 480Volt, 3phase | \$5.45 Net |
| B | 9,400 | 20% | 1 Interior dock 1 DID | 400AMPs @480Volt, 3phase | \$5.45 Net |
| A&B | 25,000 | 20% | 2 Interior docks 2 DIDs | 400AMPs @480Volt, 3phase | \$5.45 Net |

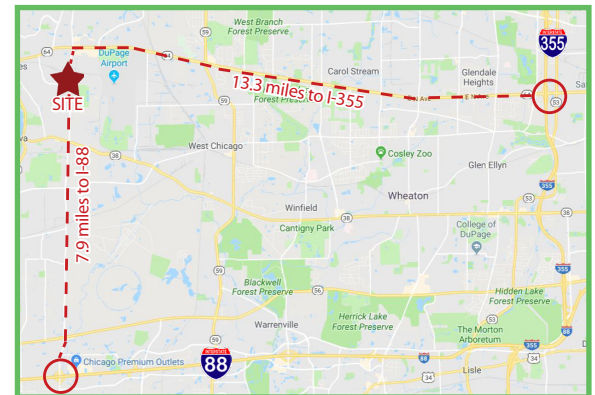
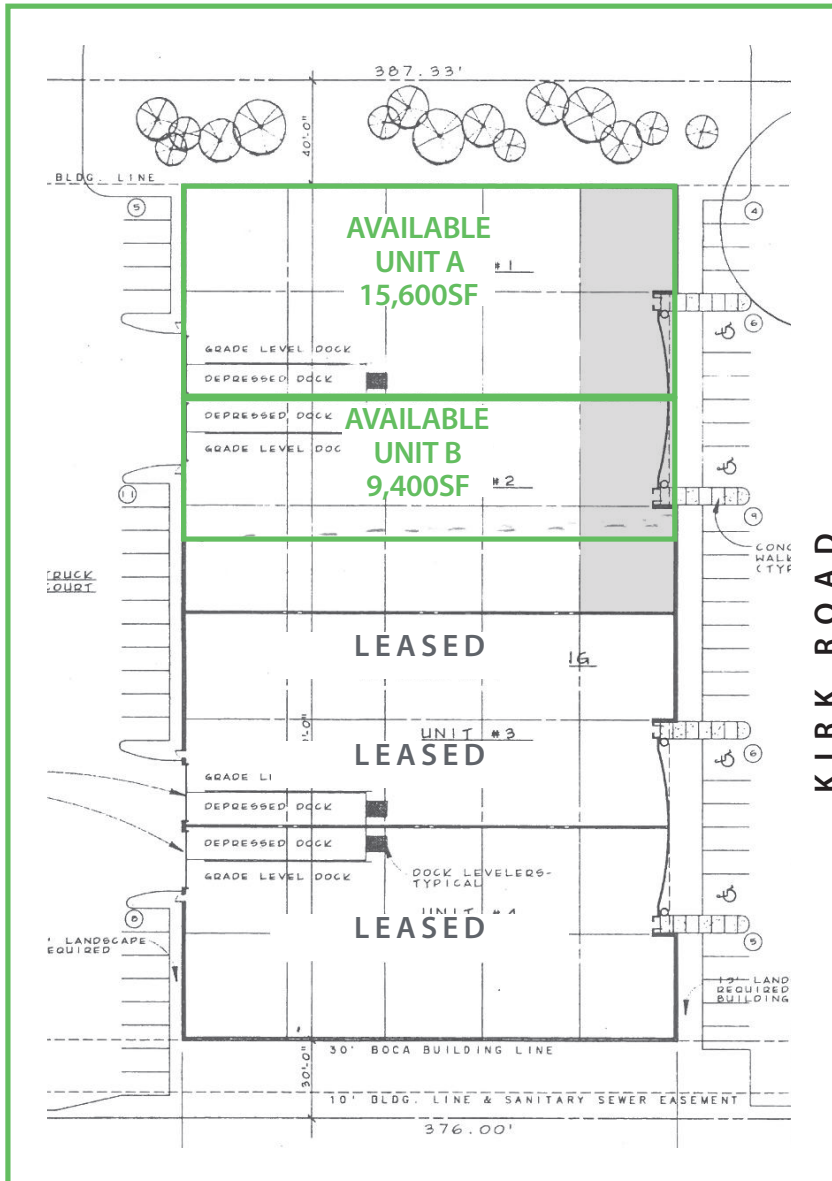
For More Information, Contact:

Jack Brennan
D: 630.729.7938
C: 708.829.4780
jbrennan@cawleychicago.com

Daniel P. Cawley, SIOR
D: 630.810.1855
C: 630.399.3764
dcawley@cawleychicago.com

Building Plan

Suite A: 15,600 SF | Suite B: 9,400SF | Total: 25,000 SF



Interior Photo



For More Information, Contact:

Jack Brennan

D: 630.729.7938

C: 708.829.4780

jbrennan@cawleychicago.com

Daniel P. Cawley, SIOR

D: 630.810.1855

C: 630.399.3764

dcawley@cawleychicago.com