

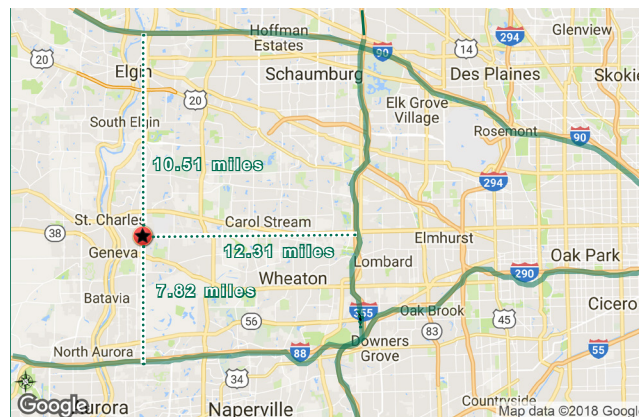
FOR
SALE
OR
LEASE

620 STETSON AVENUE

SAINT CHARLES, IL 60174



AVAILABLE:	± 105,000 SF (Expandable)
LAND AREA:	± 7.14 AC
CONSTRUCTION:	Masonry
YEAR BUILT:	1981 / Addition 1986
OFFICE/TECH:	± 24,000 SF (2-Story) (Remodeled High End Office Finish)
CLEARANCE:	18' - 24'
LOADING:	6 Interior Docks / 1 Drive-In Door
SPRINKLERED:	Yes
POWER:	1200 Amps @ 277/480 Volts
HEAT:	Gas Fired Units
AIR CONDITIONED:	100% (270 tons)
PARKING:	± 323 Cars
POSSESSION:	60 Day
RENTAL RATE:	\$4.45 psf
SALE PRICE:	\$6,825,000
TAXES:	\$1.16 psf (2017 actual)



100% Air Conditioned

± 317 Car Parking (Repaved 2018)

Basketball Court

Adjacent to DuPage County Airport

Airlines Throughout

Upscale 2-Story Office Finish

FOR MORE
INFORMATION
PLEASE
CONTACT

John Hamilton

Vice President

+1 847 706 4909

john.hamilton@cbre.com

Jack Brennan

Vice President

+1 847 706 4925

jack.brennan@cbre.com

Mike Sedjo

Senior Vice President

+1 847 706 4913

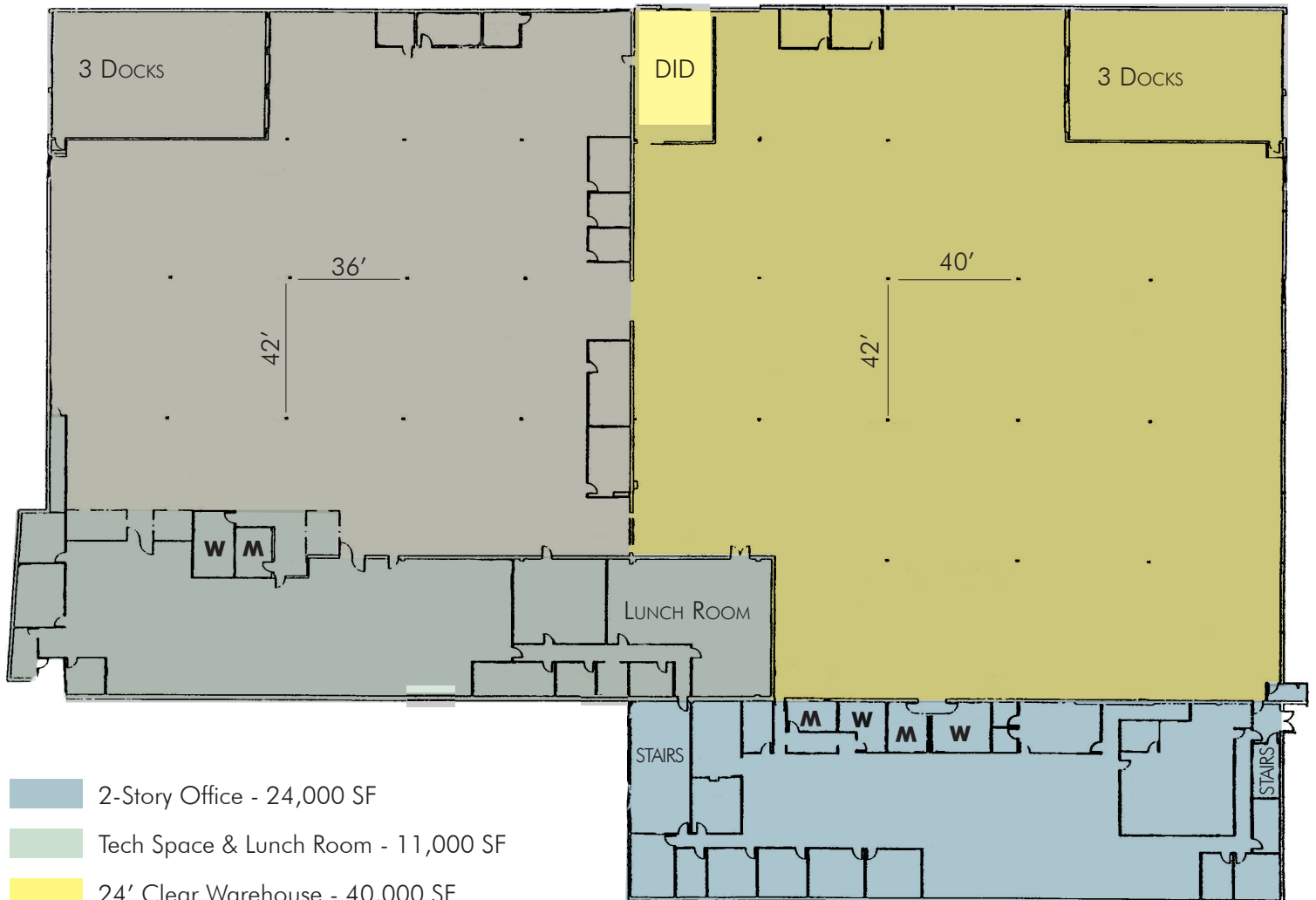
mike.sedjo@cbre.com

CBRE

FOR
SALE
OR
LEASE

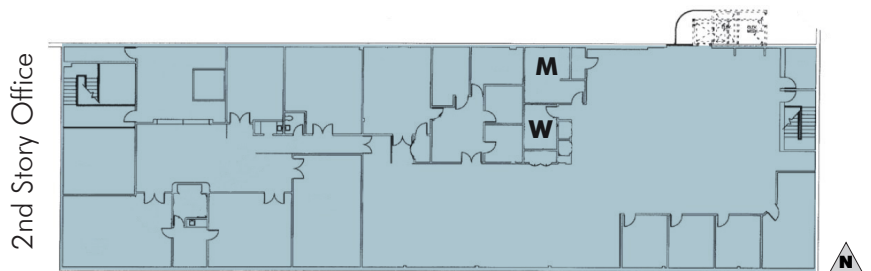
620 STETSON AVENUE

SAINT CHARLES, IL 60174



- 2-Story Office - 24,000 SF
- Tech Space & Lunch Room - 11,000 SF
- 24' Clear Warehouse - 40,000 SF
- 18' Clear Warehouse - 30,000 SF

**Dimensions are approximate*



**Not to scale*

**FOR MORE
INFORMATION
PLEASE
CONTACT**

John Hamilton

Vice President

+1 847 706 4909

john.hamilton@cbre.com

Jack Brennan

Vice President

+1 847 706 4925

jack.brennan@cbre.com

Mike Sedjo

Senior Vice President

+1 847 706 4913

mike.sedjo@cbre.com

CBRE

CBRE | 700 Commerce Drive | Suite 450 | Oak Brook, IL 60523

© 2018 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.

FOR
SALE
OR
LEASE

620 STETSON AVENUE

SAINT CHARLES, IL 60174

Property Aerial



FOR MORE
INFORMATION
PLEASE
CONTACT

John Hamilton

Vice President

+1 847 706 4909

john.hamilton@cbre.com

Jack Brennan

Vice President

+1 847 706 4925

jack.brennan@cbre.com

Mike Sedjo

Senior Vice President

+1 847 706 4913

mike.sedjo@cbre.com

CBRE

CBRE | 700 Commerce Drive | Suite 450 | Oak Brook, IL 60523

© 2018 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.