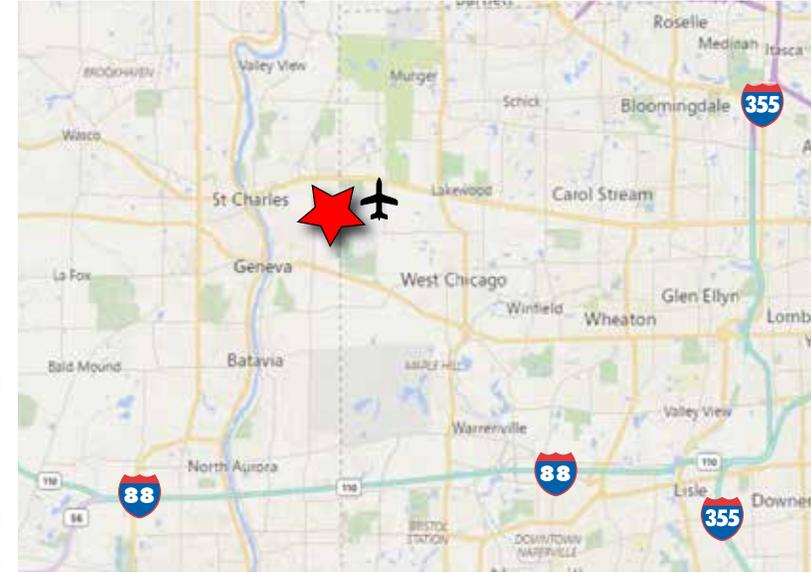


±34,105 SF INDUSTRIAL BUILDING FOR LEASE

707 Kautz Road • St. Charles, IL 60174



- 100 car parking
- Mezzanine area not included in SF
- High-image, freestanding facility
- Adjacent to DuPage County Airport
- Business friendly municipality of St. Charles
- Warehouse partially air conditioned
- Distance to I-88 is 9 miles



SPECIFICATIONS

| | |
|------------------------------------|---|
| BUILDING SIZE ±34,105 SF | LOADING 2 Int. Docks / 1 DID |
| LAND AREA ±3.26 AC | POWER 400 Amps |
| OFFICE AREA ±13,500 SF | HEATING Gas |
| CEILING HEIGHT 18' Clear | PARKING ±100 Cars |
| CONSTRUCTION Masonry | REAL ESTATE TAXES \$49,822.48 (\$1.46 PSF - 2015) |
| YEAR BUILT 1988 | LEASE RATE \$5.25 PSF Net |

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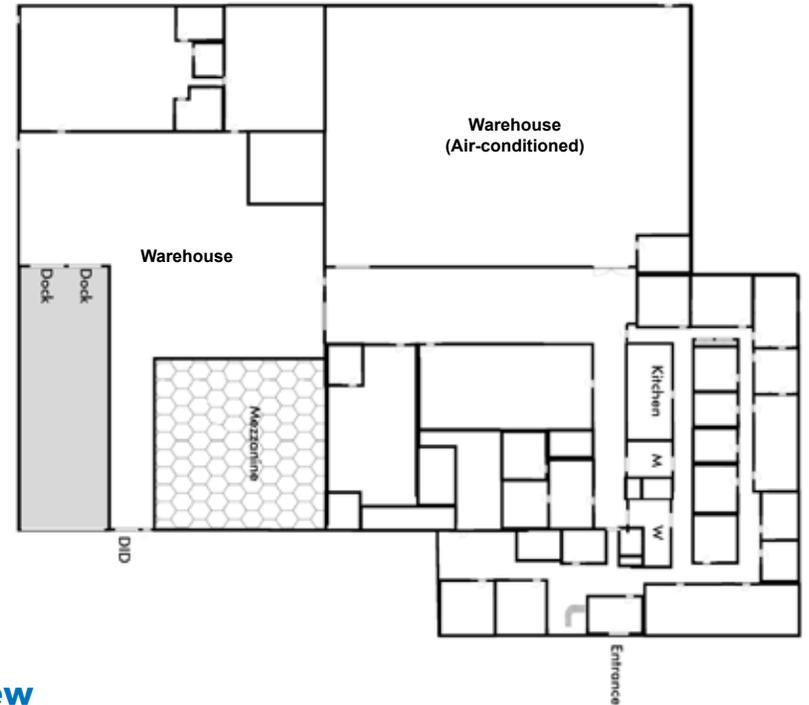
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Aerial View



Current Floor Plan



Loading View

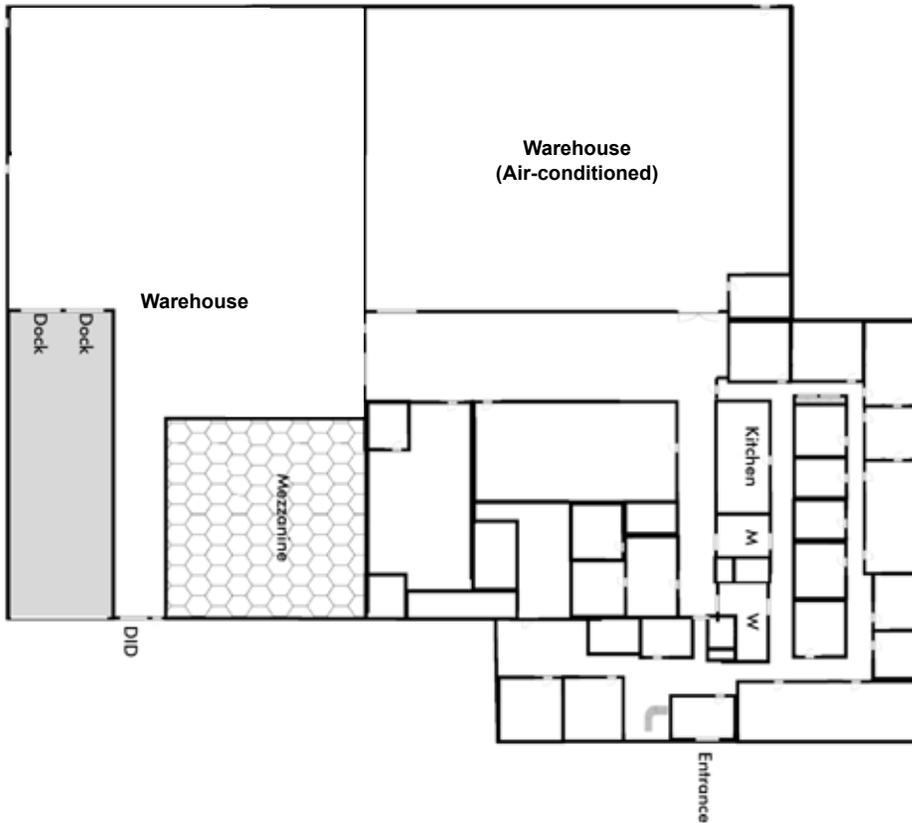


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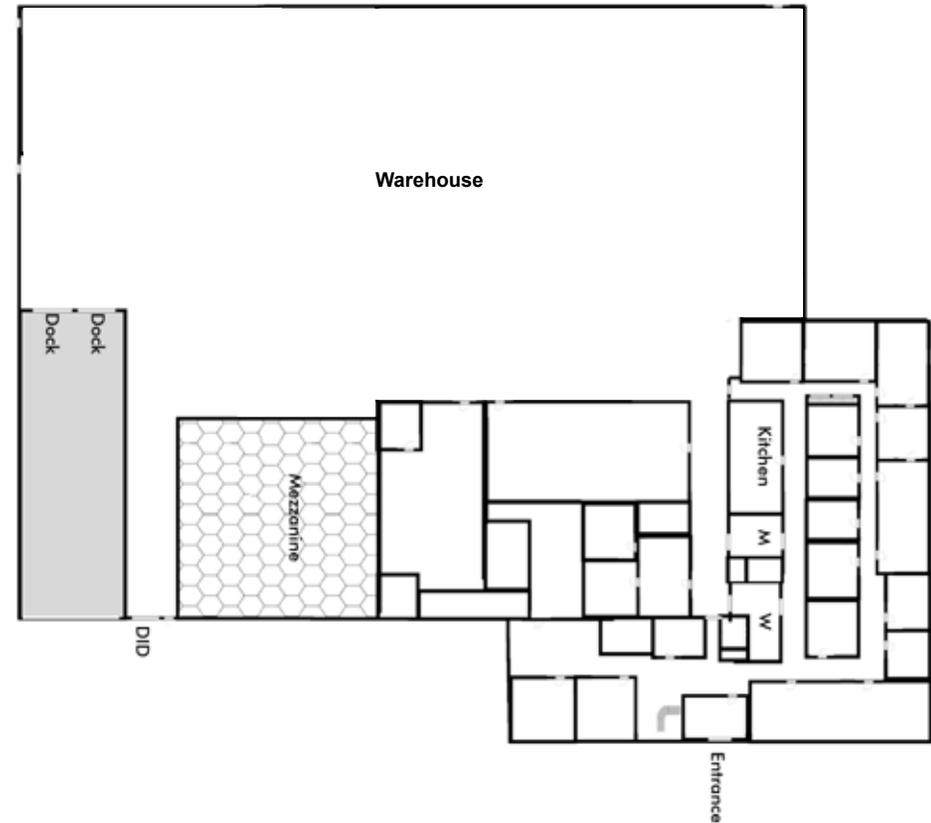
Optional Floor Plan 1

±10,225 SF Office
±23,880 SF Warehouse (±7,675 SF is A/C)



Optional Floor Plan 2

± 10,225 SF Office
± 23,880 SF Warehouse



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