



**FOUNDRY BUSINESS PARK**

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FOR LEASE  
630-  
355-0094





































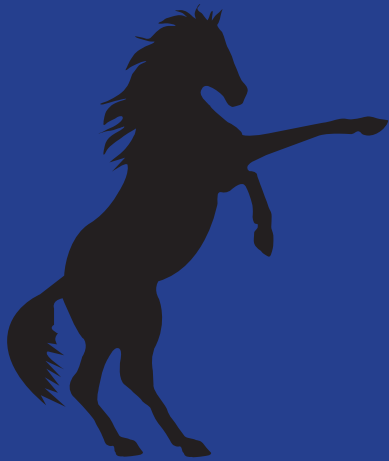






# FOUNDRY BUSINESS PARK

**ST. CHARLES, ILLINOIS**  
**ONE LIGHT NORTH**  
**OF NORTH AVENUE,**  
**& TWO BLOCKS EAST**  
**OF RANDALL ROAD**  
**OFF OF DEAN STREET**



**MUSTANG  
CONSTRUCTION**

**1805 High Grove Lane**  
**Naperville, IL 60540**

**630-355-8094**

**FOR LEASING INFO**  
**PLEASE CONTACT**

**DIANA WOLFE, *BROKER***  
**630-878-8094**

**LINDA HERMOLD RIPPER,**  
***MANAGING BROKER***  
**630-878-8387**

**720 N. 17th Street**



- \*1,980 Sq. Ft. & Up**
- \*Separate Storefront Entrances**
- \*OH Door & 23' Clearance**
- \*Common Dock & Staging Area**

**1500 Foundry Street**



- \*4,333 Sq. Ft. Unit Sizes**
- \*Separate Entrances & Utility Meters**
- \*OH Door & 23' Clearance**
- \*Common Dock & Staging Area**

**731 N. 17th Street**



- \*Build To Suit Offices/Retail**
- \*OH Door & 22' Clearance**
- \*Units from 1,568 to 31,160 Sq. Ft.**
- \*Separate Entrances & Utility Meters**

**761 N. 17th Street**



- \*Units from 1,870 To 10,400 Sq. Ft.**
- \*Separate Entrances & Utility Meters**
- \*OH Door & 23' Clearance**
- \*Common Dock & Staging Area**

**750 N. 17th Street**



- \*15,000 Sq. Ft., 4,000 SF Mezzanine**
- \*Free Standing Building**
- \*7 OH Doors & 24' Clearance**
- \*Ideal for Assembly, Automotive, Factory**
- Showroom**
- \*For Sale or For Lease**





# Foundry Business Park



*Offered By:*  
*American Small Business &  
Mustang Construction, Inc.*  
*1805 High Grove Lane*  
*Naperville, IL 60540*

*Call today for complete  
leasing information!*  
*(630)355-8094*  
*FAX (630)305-6596*



## New Construction Office And Warehouse Rental Space For Immediate Occupancy

Location:	750 N. 17 <sup>th</sup> Street, St. Charles, IL 60174
Major Intersection:	One Light North of North Avenue, and Two Blocks East of Randall Road and Dean Street
Park Development:	Development of an Eight Building Industrial Park
Occupancy:	Single User
Availability:	Now
Designed/Built, Managed, & Maintained By:	Mustang Construction, Inc., On Site Property Management
Building Size :	19,000 Square Feet (4,000 on 2 <sup>nd</sup> Floor)
Office Space:	0-25% Office
Warehouse:	Floor Drains and Wash Sinks
Entrances:	Individual Entrance with Window Line
DID:	3 Drive In Doors-12' X 14' & 4 DIDs-10' X 10'
Clear Height:	20' Ceiling Clearance with High Bay Windows
HVAC:	125,000 BTU Unit Heaters
Parking:	Extra Parking And Ground Space Available
Signage:	Façade Sign Area Available
Communication:	DSL, T-1 Line Availability, Comcast
Utilities:	Separately Metered Utility Services
Power:	800 Amps, 3 Phase, 480 Volts
Lease Rates:	\$5.50/SF-Net, for a Base Unit and Up
Taxes & Operating:	\$1.85/SF for 2013
Contact:	Linda Helmold, Property Manager



750 N. 17th Street

15,000-19,000 SF

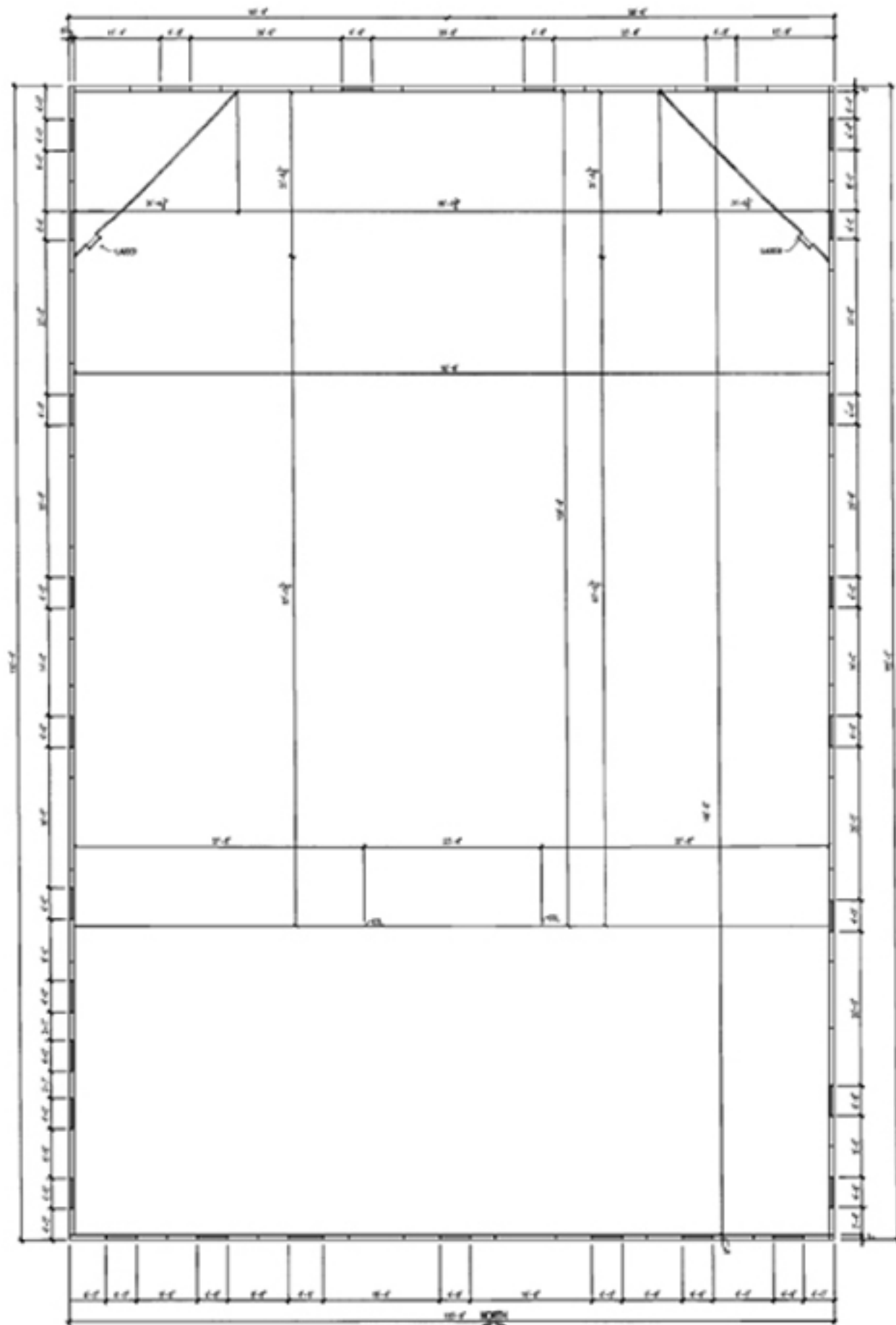
St. Charles-Free Standing Office &  
Warehouse Frontage Building w/  
0-25% Office, (7) Drive-In-Doors,  
Common Dock Access, 800 Amps, Floor  
Drains, 24' Clearance w/ High Bay  
Windows. Ideal for Assembly,  
Automotive, Factory Showroom Space

FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"







**SECOND FLOOR PLAN**  
SCALE: 3/8" = 1'-0"









ZONING: L-1 KANE COUNTY

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ZONING: R-1 CITY OF ST. CHARLES

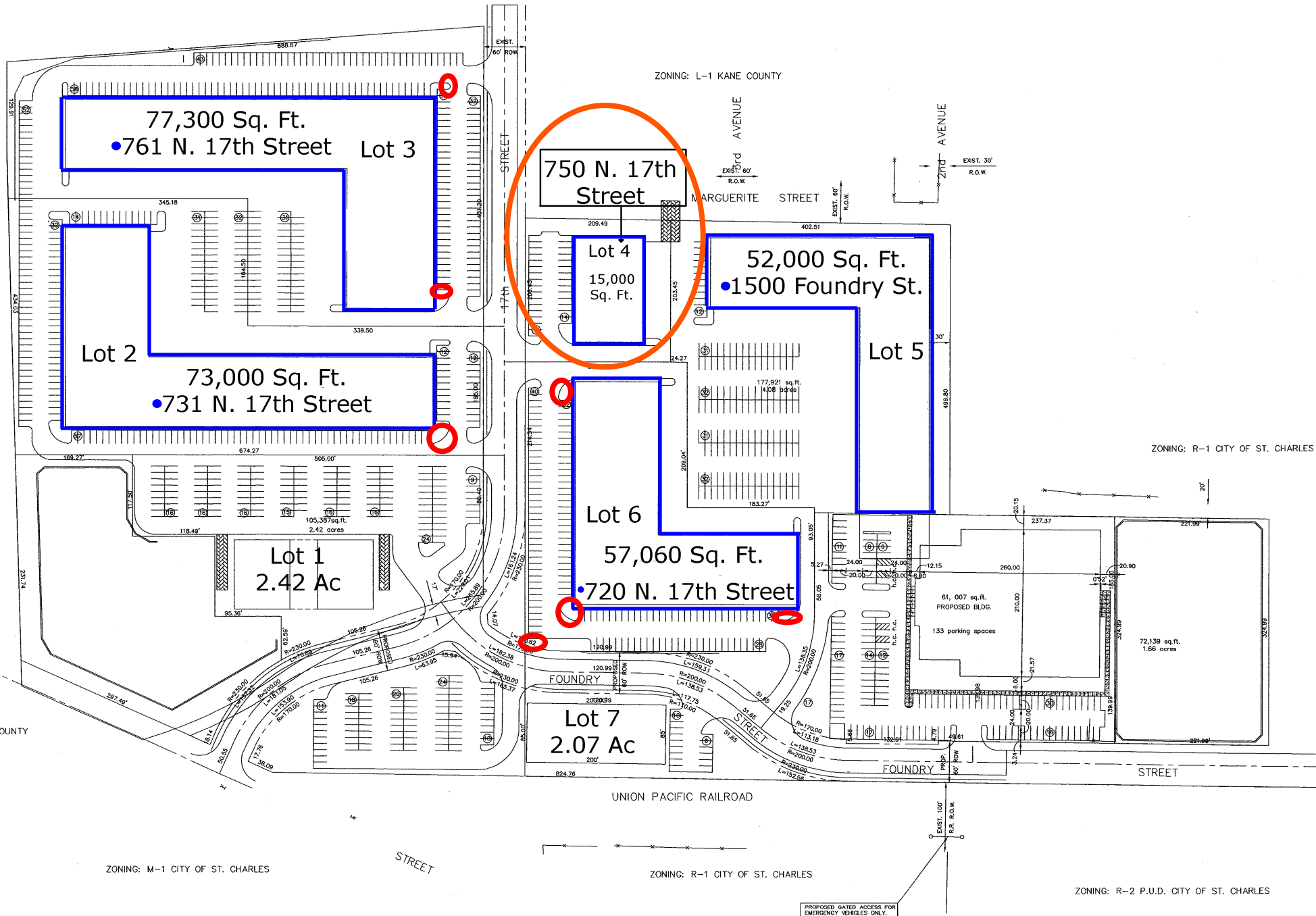
ZONING: M-1 CITY OF ST. CHARLES

ZONING: R-1 CITY OF ST. CHARLES

ZONING: R-2 P.U.D. CITY OF ST. CHARLES

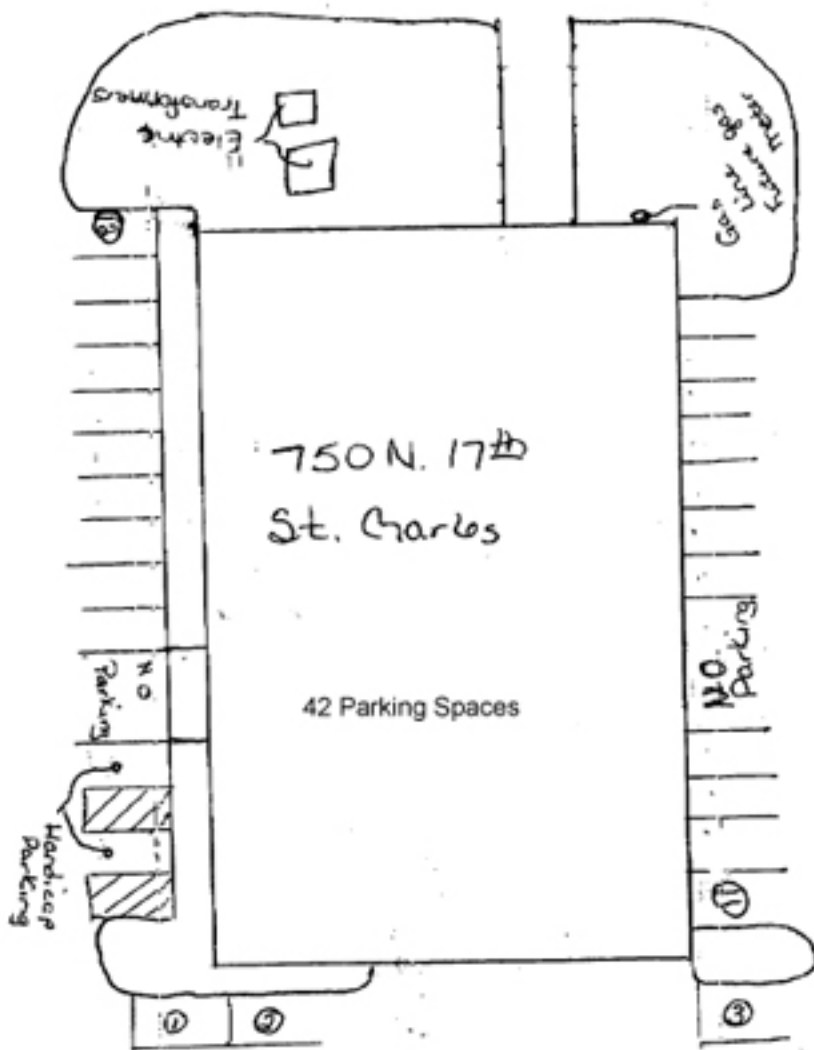
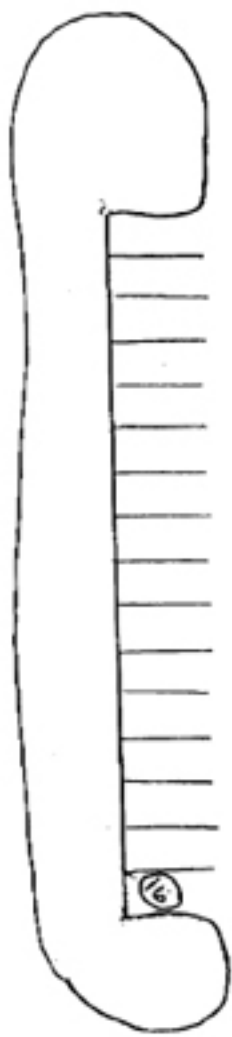
ZONING: M-1 CITY OF ST. CHARLES

ZONING: L-1 KANE COUNTY





17th Street



Property line

