



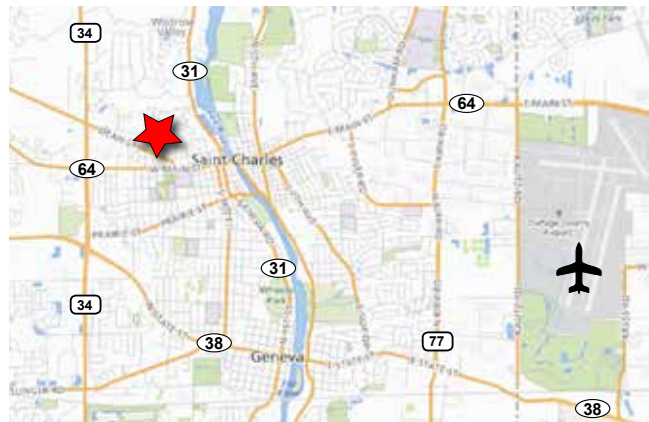
±14,500 SF INDUSTRIAL BUILDING WITH EXTRA LAND (DIVISIBLE)

FOR SALE OR LEASE

1041 PORTER COURT | ST. CHARLES, IL 60174

PROPERTY HIGHLIGHTS

- Three 2,000 gallon tanks on premises
- Outside storage potential
- Drive-thru facility
- Great user / investor opportunity
- Pad ready sites
- Water and electric to site
- Off-site detention



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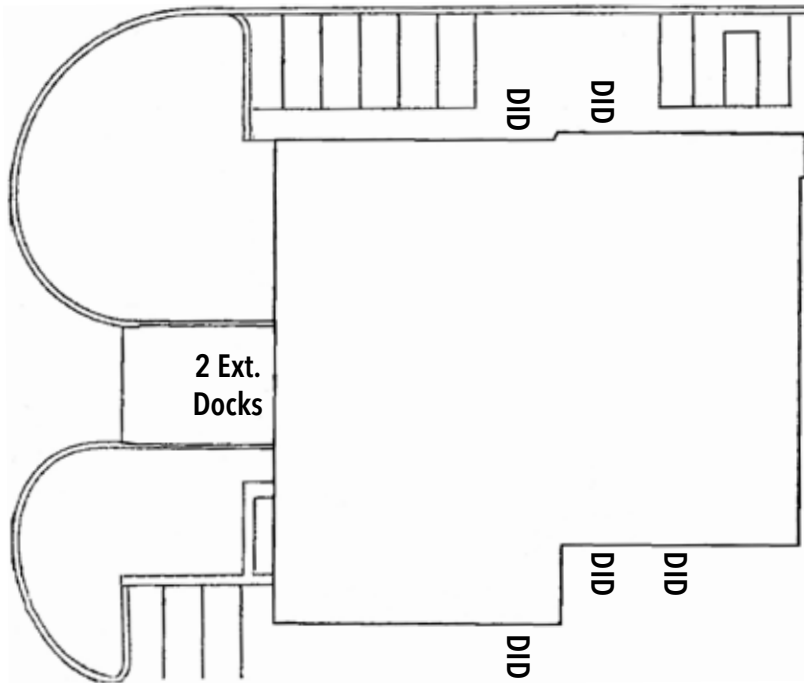
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BUILDING SPECS

- Building Size: ±14,500 SF (Divisible)
- Land Area: ±4.85 AC (Divisible)
- Office Area: ±4,000 SF (2-Story)
- Ceiling Height: 18' Clear
- Loading: 2 Exterior Docks / 5 Drive-in Doors
- Construction: Masonry
- Zoning: MI - Special Mfg. Dist. PUD 85
- Heating: Gas
- Lease Rate: Subject to Offer
- Sale Price: \$1,450,000



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