

FOR SALE OR LEASE

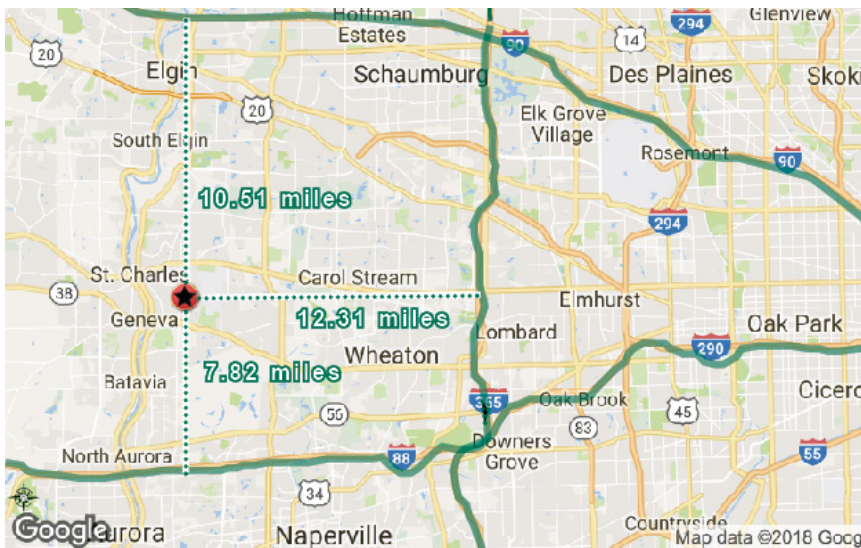
620 STETSON AVENUE

SAINT CHARLES, IL 60174



±105,000 SF EXPANDABLE

- + 100% Air Conditioned
- + + 317 Car Parking (Repaved 2018)
- + Basketball Court
- + Adjacent to DuPage County Airport
- + Airlines Throughout
- + Upscale 2-Story Office Finish



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620 STETSON AVENUE



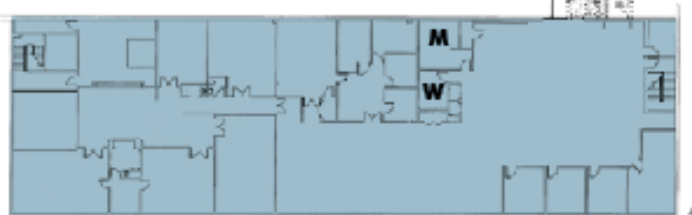
FLOOR PLAN



- 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

2nd Story Office



*Not to scale



PROPERTY SPECIFICATIONS

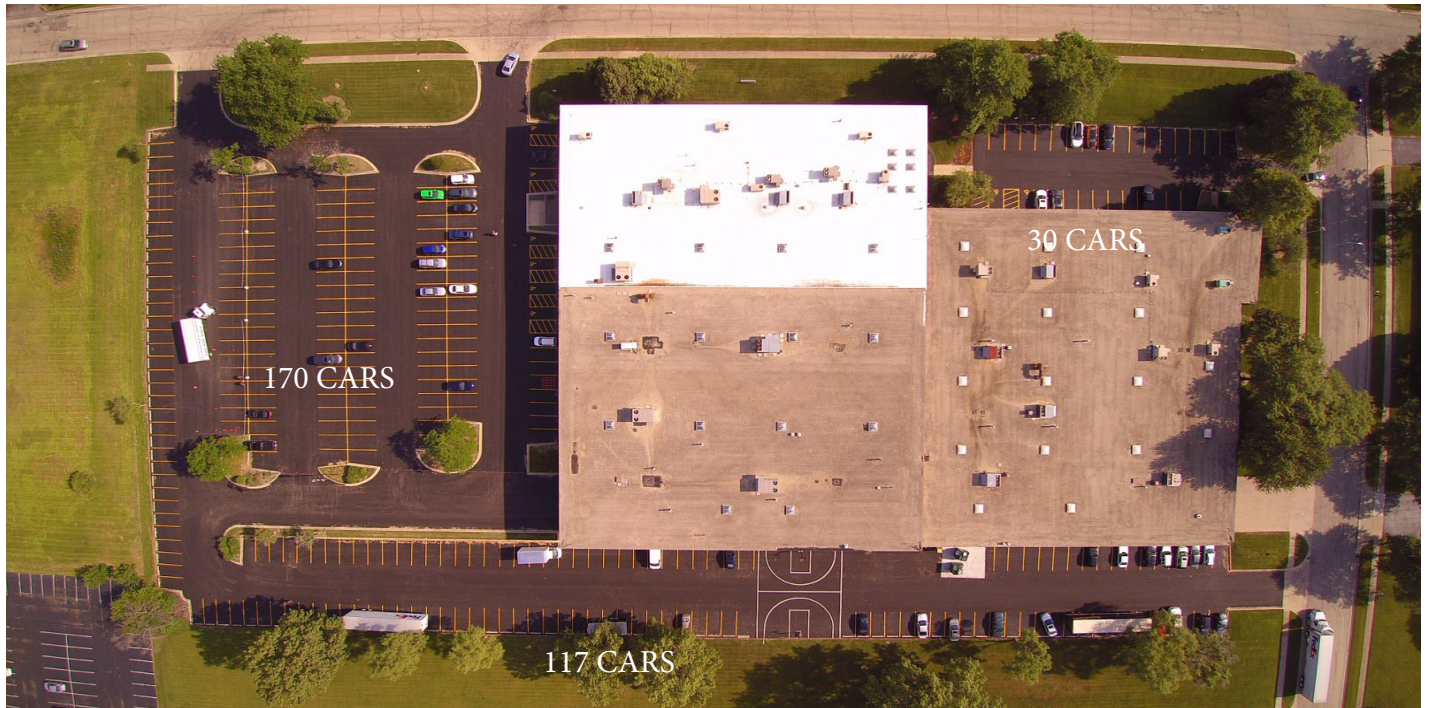
Available	± 105,000 SF (Expandable)
Land Area	± 7.14 AC
Construction	Masonry
Year Built	1981/Addition 1986
Office/Tech	± 24,000 SF (2 Story) (Remodeled High End Office Finish)
Clearance	18' - 24'
Loading	6 Interior Docks/ 1 Drive - In Door
Sprinklered	Yes
Power	1200 Amps @ 277/480 Volts
Heat	Gas Fired Units
Air Conditioned	100% (270 tons)
Parking	± 323 Cars
Possession	60 Day
Rental Rate	\$3.95 psf
Sale Price	\$6,195,000
Taxes	\$1.16 psf (2017 actual)

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PROPERTY AERIAL



VIDEO TOUR



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