

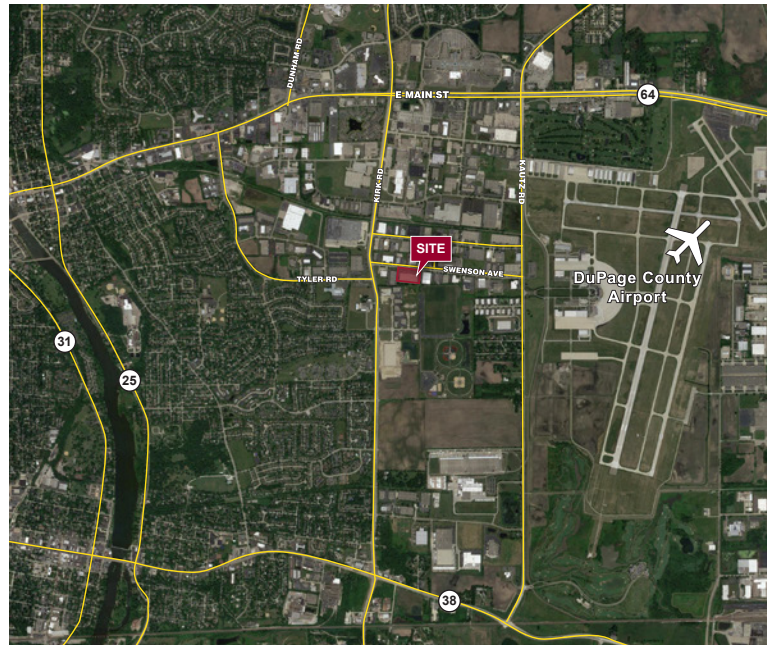


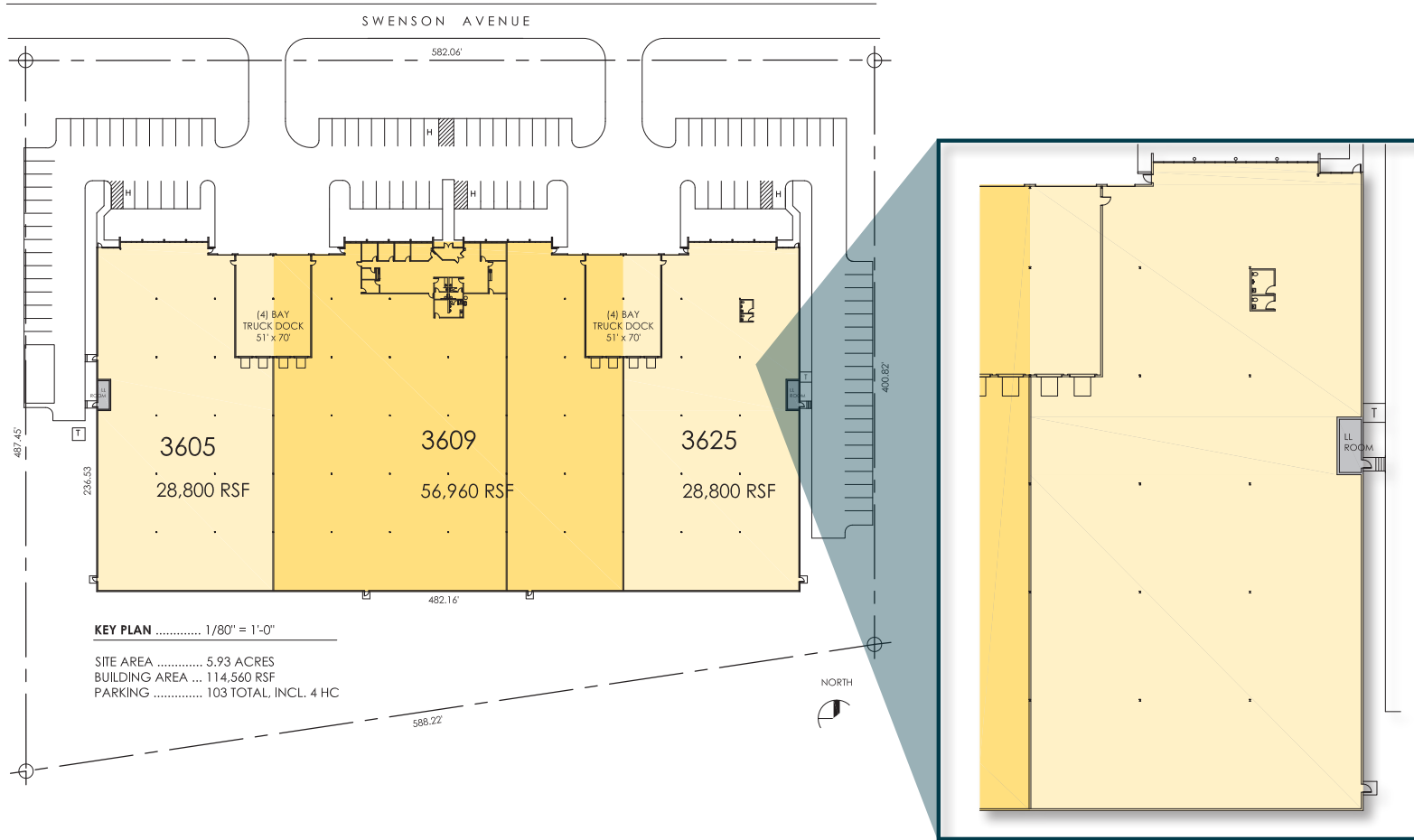
PROPERTY SPECIFICATIONS:

Building Size:	114,560 SF
Total Available:	28,800 SF
Office Size:	To Suit
Ceiling Height:	22'
Loading:	2 Interior Docks 1 Drive-in Door
Parking:	103 Surface Spaces, Incl. 4 HC; Ratio of 0.96/1,000 SF
Column Spacing:	40'w x 40'd
Taxes:	\$0.90 PSF
CAM and Insurance:	\$0.65 PSF
Comments:	<ul style="list-style-type: none"> • Located in Kane County • Good Business Park location • Property location amid executive housing and strong labor force • Great for distribution or manufacturing • Professionally managed by Lee Asset Management

AVAILABLE SPACE:

Unit 3625:	28,800 SF
Office Space:	To Suit
Loading:	2 Interior Docks 1 Drive-in Door
Lease Rate:	\$4.95 PSF Net (\$6.50 PSF Gross)
Available:	5/31/17





LOCATION:

Nearby amenities include:

Pheasant Run Golf Course, Prairie Landing Golf Course and St., Charles Country Club, Charlestown Mall, DuPage Airport

Highway Access:

8 Miles to I-88 via Kirk Rd
 13 Miles to I-355 via North Ave (Route 64)
 15 Miles I-90 via Route 59



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OWNED BY:

DRA · ADVISORS LLC