

**103,106 SF
FOR SALE / LEASE**

**425 SOUTH 37TH AVENUE
ST. CHARLES, ILLINOIS – KANE COUNTY**



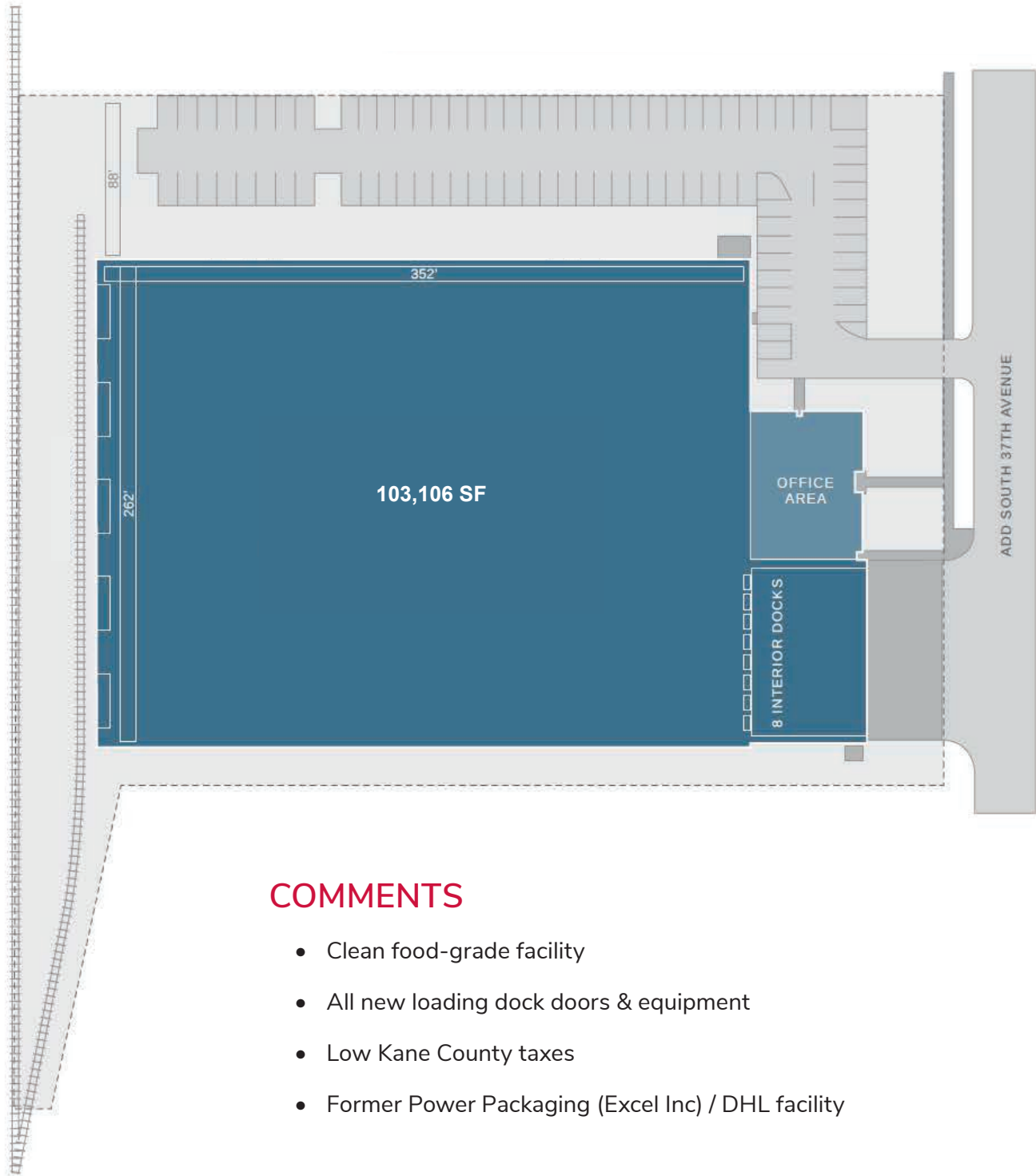
Michael J. Androwich, Jr.
Principal
mjandrowich@lee-associates.com
D 773.355.3047

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

AVAILABLE FOR SALE / LEASE

425 S. 37TH AVENUE

St. Charles, Illinois



COMMENTS

- Clean food-grade facility
- All new loading dock doors & equipment
- Low Kane County taxes
- Former Power Packaging (Excel Inc) / DHL facility



BUILDING SPECIFICATIONS:

BUILDING SIZE:	103,106 SF
OFFICE:	±5,000 SF
SITE SIZE:	4.37 acres
BAY SIZE:	35' x 43'5"
CLEAR HEIGHT:	24'
LOADING:	8 interior docks
SPRINKLER:	Wet
PARKING:	85 Cars
YEAR BUILT:	1975
LIGHTING:	T-5 lighting
POWER:	1200 amps @ 277/480 volts
LEASE RATE:	\$4.50 PSF Net
SALE PRICE:	Subject to Offer



AVAILABLE FOR SALE / LEASE

425 S. 37TH AVENUE

St. Charles, Illinois



LOCATION HIGHLIGHTS

- Minutes from Rt. 64 & Rt. 38
- Close proximity to the DuPage County Airport
- Easy access to I-88 via Kane Road & I-355 via North Avenue



Michael J. Androwich, Jr.
Principal
mjandrowich@lee-associates.com
D 773.355.3047

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.