

**INDUSTRIAL
SPACE
FOR LEASE**

±10,400 SF

St. Charles
Business Park

New Precast
Construction



TRANSWESTERN

REAL ESTATE
SERVICES

3489 SWENSON AVENUE

St. Charles, IL 60174

[Property Website](#)

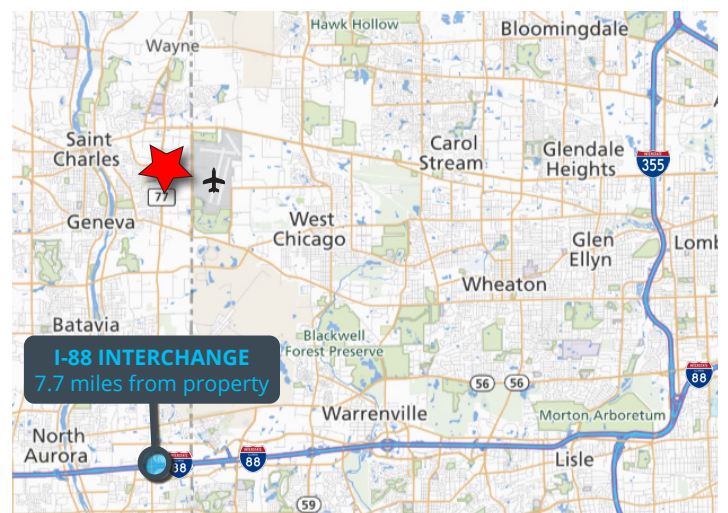


Specifications:

- Building Size: ±51,800 SF
- Land Area: ±3.10 AC
- Available Size: ±10,400 SF
- Office Size: ±2,000 SF
- Ceiling Height: 22'
- Loading: 1 Ext Dock / 1 DID
- Power: 400A 480V 3PH
- Parking: ±14 Cars
- Sprinklers: Wet
- Construction: Precast Concrete
- Heating: Gas
- RE Taxes: \$1.97 PSF (2018)
- CAM: \$0.58 PSF (2020 Estimate)
- Lease Rate: \$6.45 PSF Net

Highlights:

- Excellent facility for a service, distribution, or manufacturing operation
- Conveniently located in St. Charles business park
- New precast construction
- Convenient access to Kirk Road
- Just ~7.7 miles from the 4-way interchange at I-88 and Farnsworth Avenue



Contact Information:

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Floor Plan



Aerial View



Property Photos



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