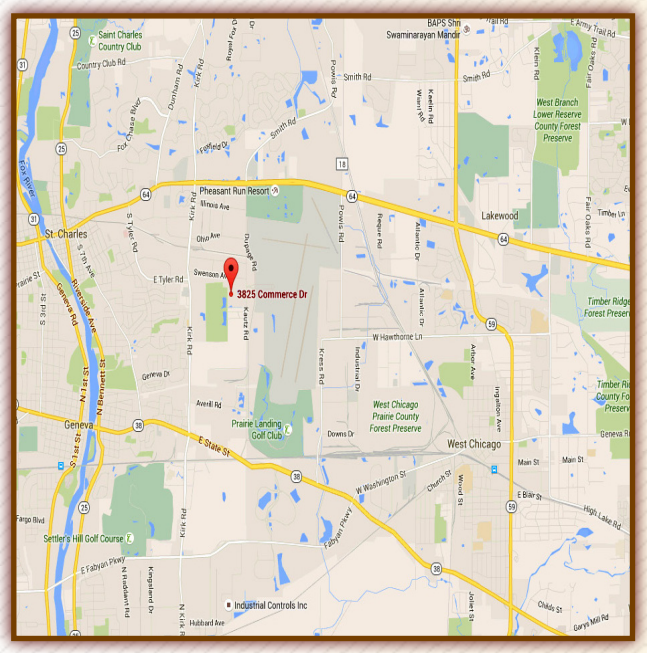
3825 Commerce Drive
St. Charles, IL 60174

+/- 10,361 SF Industrial Space For Sale / Lease

BUILDING SPECIFICATIONS:

SIZE:	+/- 10,361 SF
OFFICE:	+/- 2,072 SF
DRIVE IN DOOR:	(1) 12' x 14'
DOCK:	(1)
CEILING HEIGHT:	18' CLEAR
CAR PARKING:	14 STALLS
POWER:	400 AMPS / 480 VOLTS
SPRINKLERS:	YES
SALE PRICE:	$849,000
LEASE PRICE:	$7.50/SF/YR MODIFIED GROSS

Comments:
Clean, free-standing building. Fully air conditioned. Triple catch basin drains. Available immediately.



Contact Brian Lindgren, Maria McNeil or Dan Brown Managing Broker Today!
blindgren@browncommercialgroup.com
mmcneil@browncommercialgroup.com
dbrown@browncommercialgroup.com

847.758.9200

1550 Higgins Road,
Suite 118
Elk Grove Village,
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