



GRECO | DEROSA
INVESTMENT GROUP



NORTH AVENUE & KAUTZ ROAD | ST CHARLES, ILLINOIS

95,593 SF INDUSTRIAL SPACE AVAILABLE

DIVISIBLE TO 43,680 SF

OCCUPANCY 1Q2026

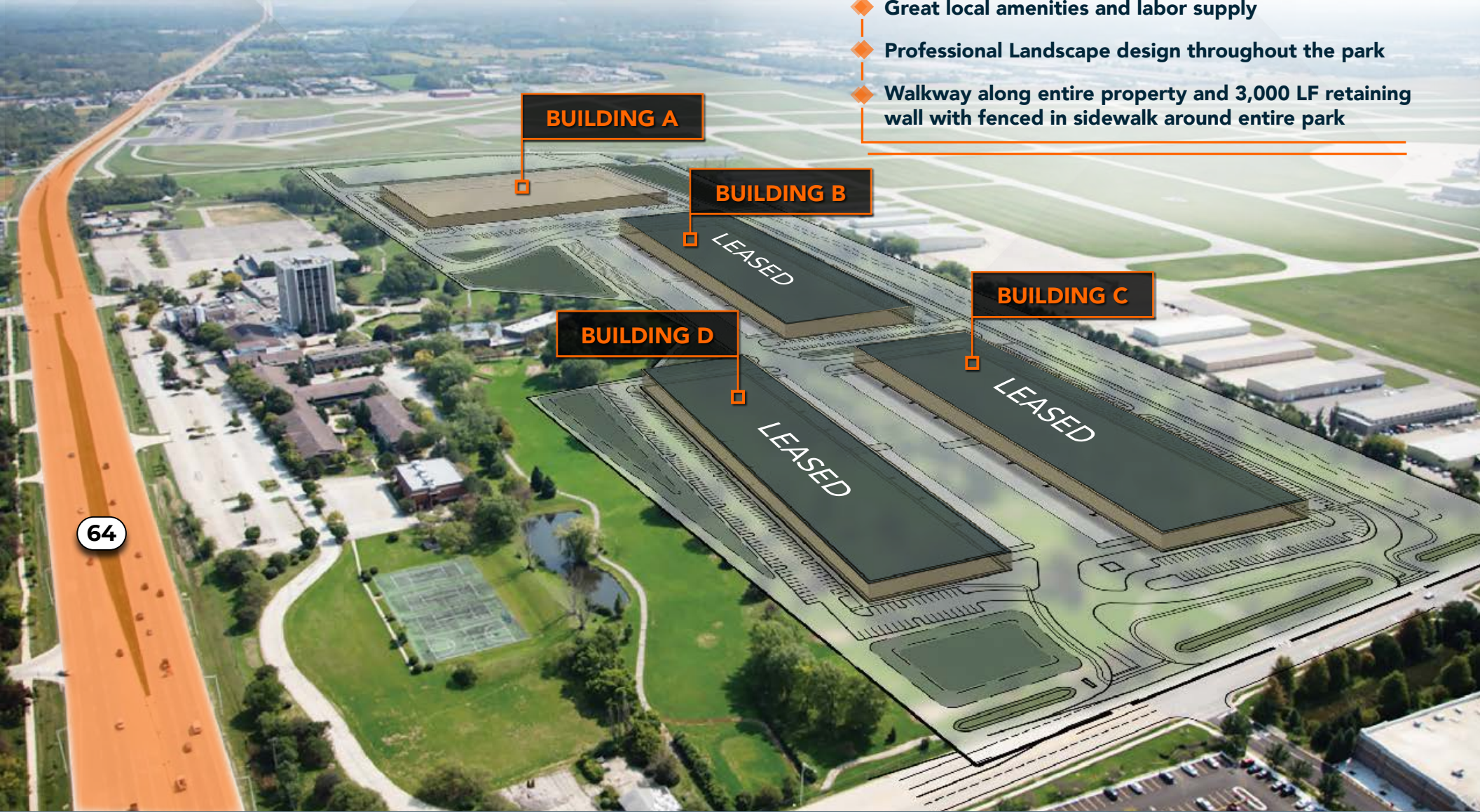


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SITE ADVANTAGES

- ◆ Class A Industrial Park
- ◆ Located in Rapidly Expanding Fox Valley Corridor
- ◆ Great local amenities and labor supply
- ◆ Professional Landscape design throughout the park
- ◆ Walkway along entire property and 3,000 LF retaining wall with fenced in sidewalk around entire park



BUILDING SPECS



**OFFICE
TO SUIT**



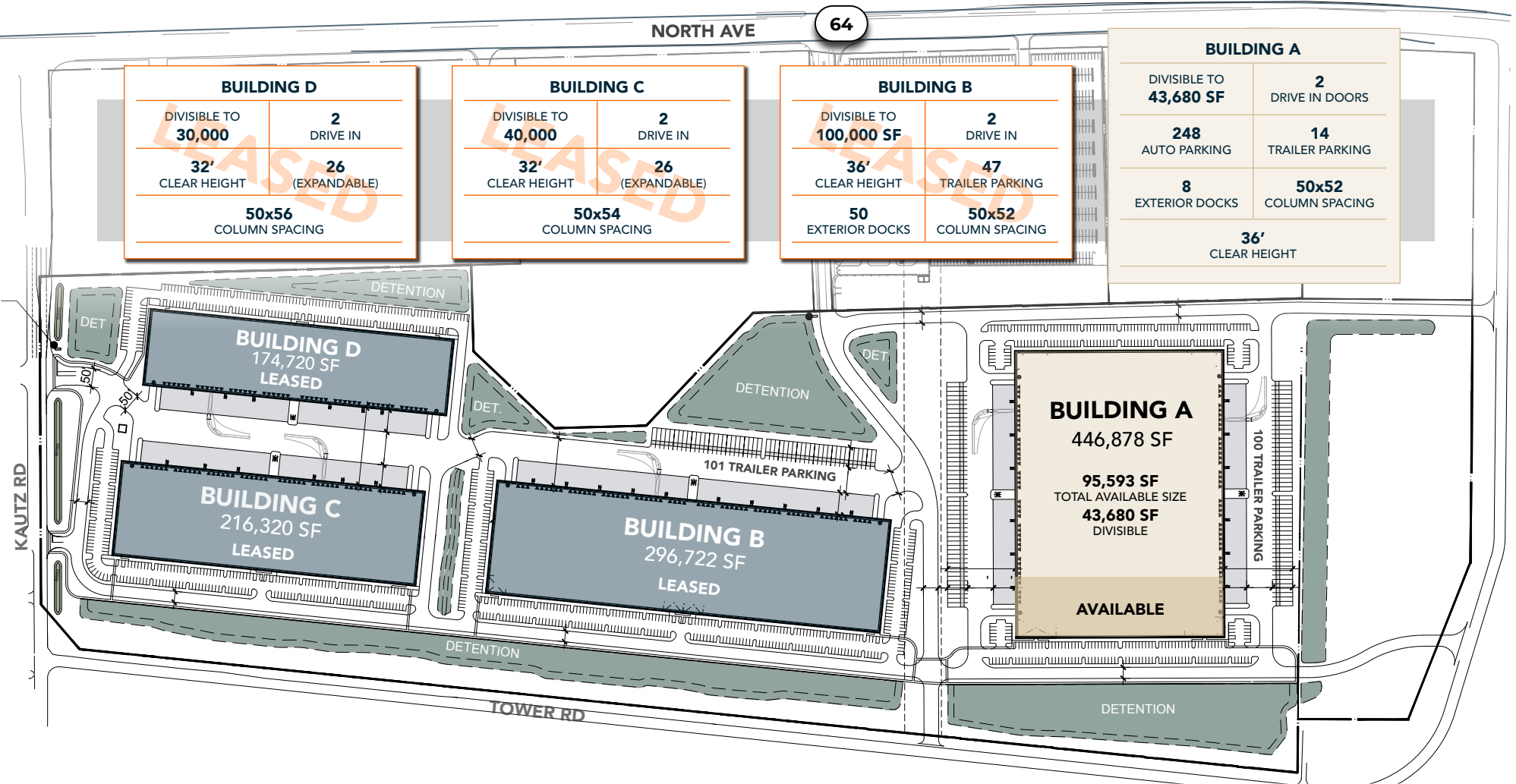
**36' - 40'
CLEAR HEIGHT**

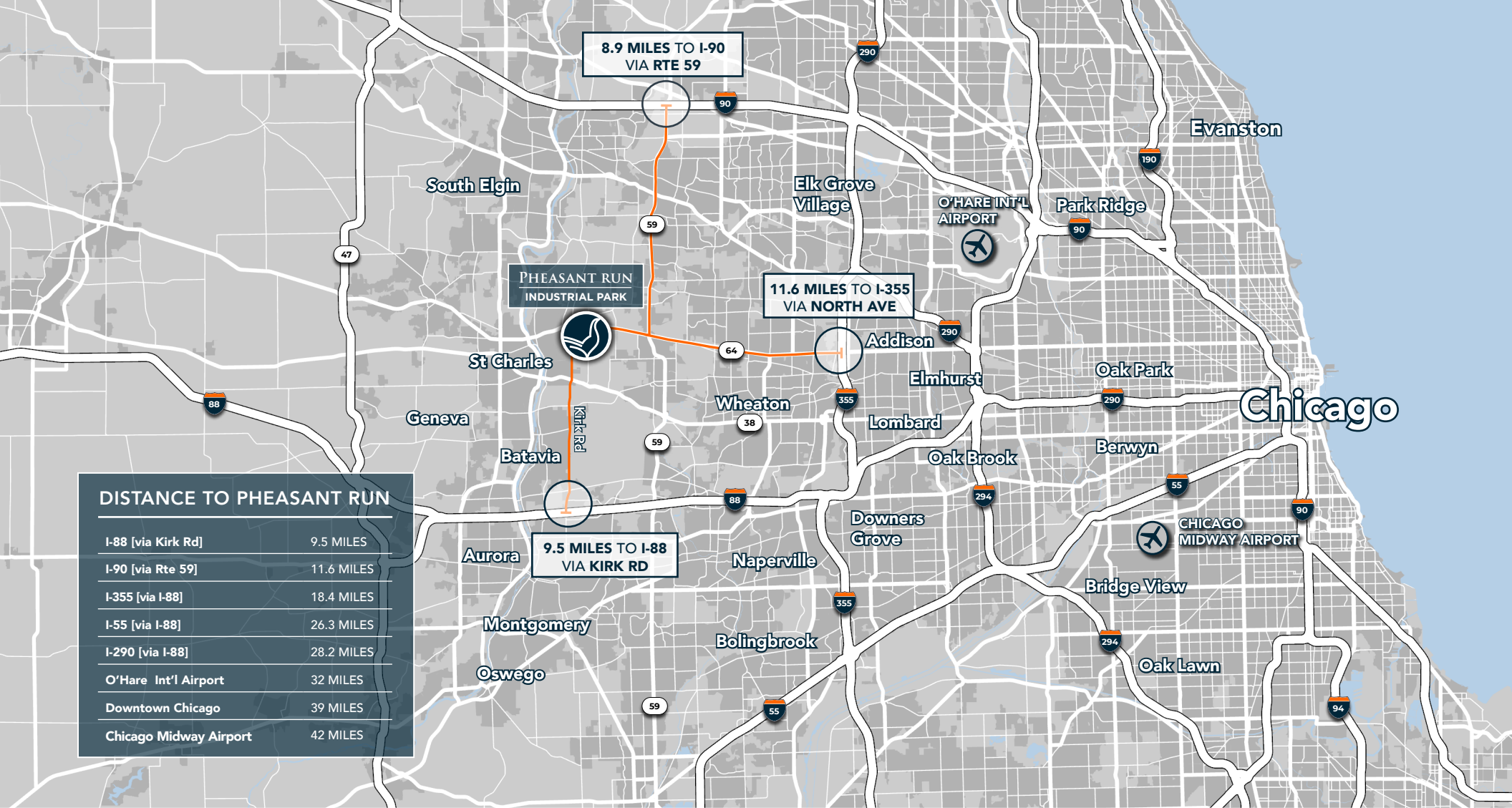


**1.0/1000
AUTO PARKING**



**60'
SPEEDBAYS**





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