

FOR LEASE

CEDAR AVENUE BUSINESS CENTER
920-1010 CEDAR AVENUE
ST. CHARLES, IL 60174

Industrial Space Available!

RATE: \$7.00/SF Net
40,551 SQUARE FEET
\$2.39/SF CAM

Building Highlights

- ▶ Two industrial units can be leased together or separately
- ▶ Multiple Private offices
- ▶ Conference rooms
- ▶ Multiple Drive in Doors
- ▶ Outdoor storage area
- ▶ Reserved parking spaces



1010 Cedar
12,567 SF
\$9.00psf Net

**Two Shared,
Covered Interior
Docks**

920 Cedar
27,984 SF
\$8.00psf Net



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920 CEDAR AVENUE

This unique industrial space is located just blocks away from downtown St Charles and is close to restaurants, shopping and hotels. Great visibility from Route 64 and easy access to Routes 31 and 25.

The space offers internal office space that includes private offices, conference room, industrial work area, parts & inventory room and ample warehouse space. The barrel truss roof offers a nice clear height space for warehousing and light manufacturing and 500 AMPs.

Includes access to 3 drive in doors off the interior ramp (10'H x 12'W), 2 shared covered interior docks and a small outdoor storage area with private employee parking.

Need more space?!? Combine this unit with 1010 for a total of 40,551 square feet!



27,984 Square Feet

\$8.00 PSF Net

\$2.39 PSF CAM

Tenant responsible for proportionate share of utilities



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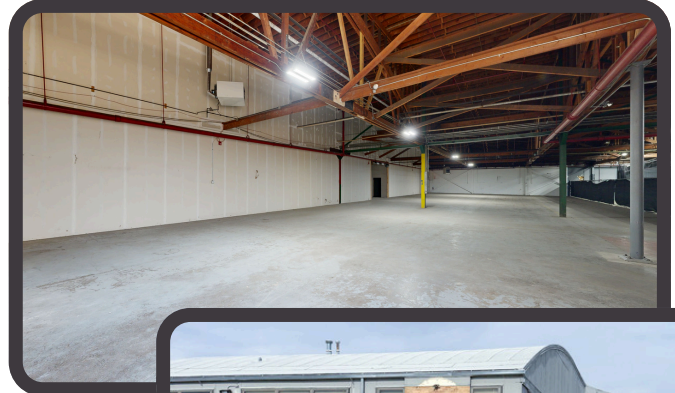
1010 CEDAR AVENUE

This unique industrial space is located just blocks away from downtown St Charles and is close to restaurants, shopping and hotels. Great visibility from Route 64 and easy access to Routes 31 and 25.

The space offers internal space that includes an office area, conference room, reception area and ample warehouse space. The barrel truss roof offers nice clear height space for warehousing and light manufacturing and 200 AMPs.

Includes access to two exterior docks directly into the unit- THIS UNIT DOES NOT HAVE A DRIVE IN DOOR.

Need more space?!? Combine this unit with 920 for a total of 40,551 square feet!

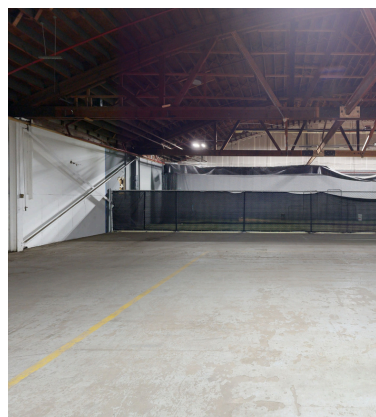


12,567 Square Feet

\$9.00 PSF Net

\$2.39 PSF CAM

Tenant responsible for proportionate share of utilities



CEDAR AVENUE BUSINESS CENTER MAP

Located east of the Fox River near downtown St. Charles just north of Route 64/North Avenue. This historic building dates back to the early 1900's and was once the home of Operadio Globe Music Company. Convenient location near downtown St. Charles and four major thoroughfares!

