

AVAILABLE FOR SALE

3655 ILLINOIS AVE

ST. CHARLES, IL



**BUILDING SPECIFICATIONS:**

**BUILDING SIZE:** 34,715 SF

**OFFICE:** 3,700 SF

**SITE SIZE:** 2.79 acres

**CLEAR HEIGHT:** 18'

**LOADING:**

- › 2 dock doors
- › 1 drive-in door

**POWER:** 2,000 amps/480V

**SALE PRICE:** Subject to Offer

**COMMENTS:**

- › Heavy power
- › Large land site for future building expansion / storage
- › Within minutes to Route 64, I-88 and I-355.
- › Kane County taxes
- › Trailer parking



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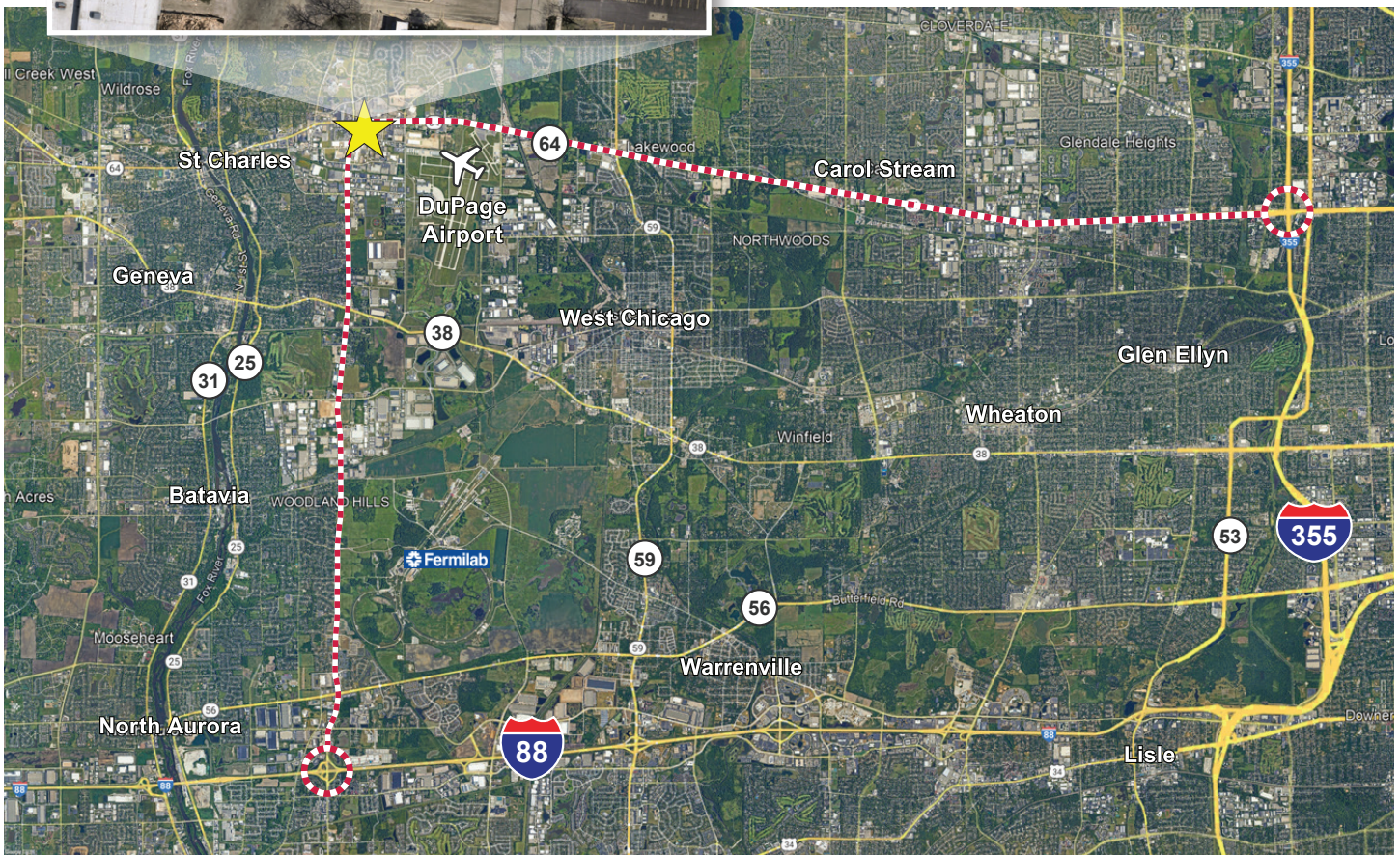
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