

10,400 SF

Industrial Property For Lease



BROWN
COMMERCIAL GROUP, INC.

3487 SWENSON AVENUE, ST. CHARLES, IL 60174

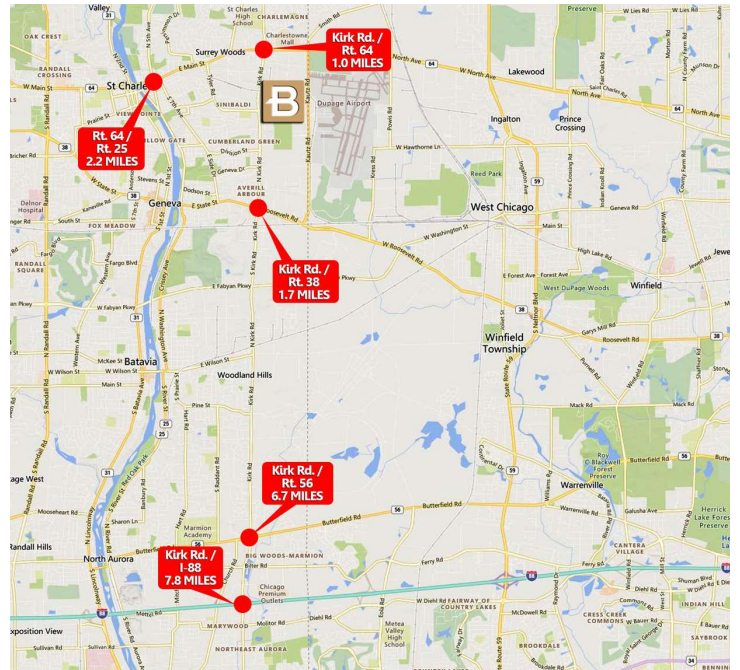


LOCATION DESCRIPTION

Established industrial park location with easy access to major transportation routes via nearby Rt. 64, Rt. 25, Rt. 38.

PROPERTY OVERVIEW

- 10,400 ± SF Industrial Unit
- 2,600 ± SF Office Space
- 22' Clear Ceiling Height
- 1 Dock
- 1 Drive-in Door (12' x 14')
- Triple Catch Basin Floor Drains
- 400 Amp, 480 Volt Power
- 14 ± Car Parking Spots
- Taxes: \$1.91/SF (2025)
- CAM: \$0.58/SF
- Available: 08-01-26
- Lease Rate: Subject To Offer



LUKE DUMMITT

847.758.9200 x308

LDUMMITT@BROWNCOMMERCIAL.COM

BROWNCOMMERCIAL.COM

// 1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

// 847.758.9200

No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

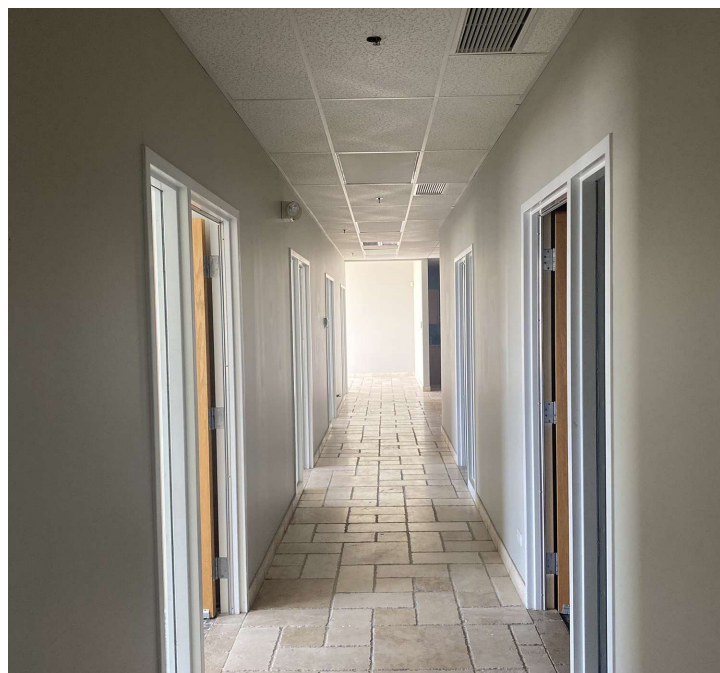
10,400 SF

Industrial Property For Lease



BROWN
COMMERCIAL GROUP, INC.

3487 SWENSON AVENUE, ST. CHARLES, IL 60174



LUKE DUMMITT

847.758.9200 x308

LDUMMITT@BROWNCOMMERCIAL.COM

BROWNCOMMERCIAL.COM

//

1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

//

847.758.9200

No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

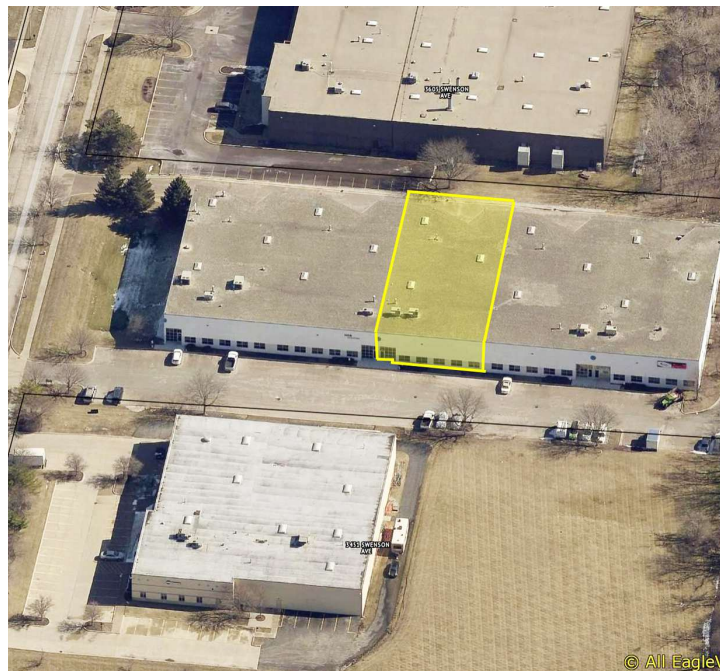
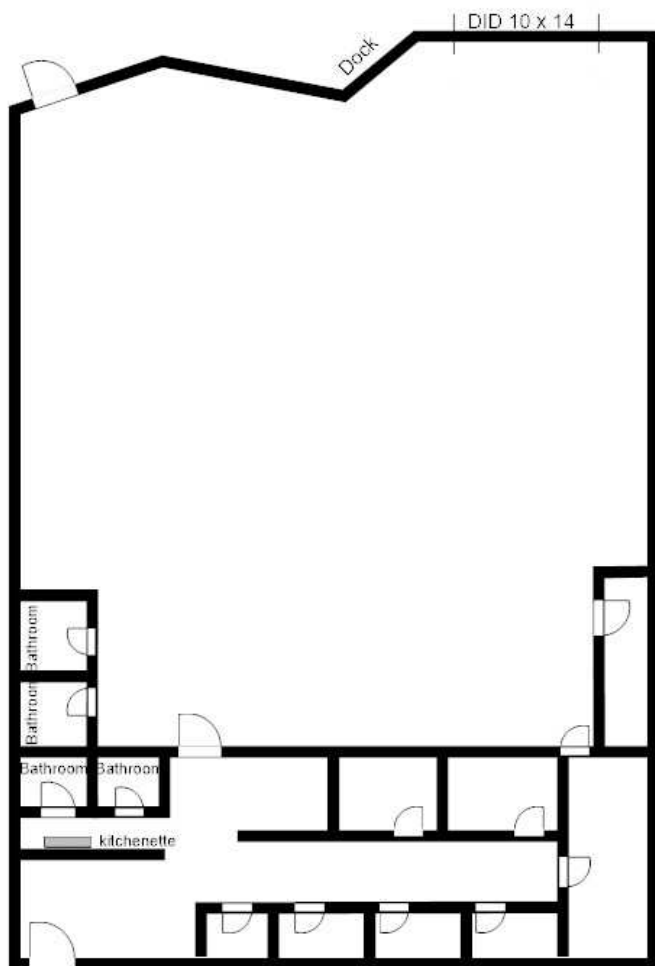
10,400 SF

Industrial Property For Lease



BROWN
COMMERCIAL GROUP, INC.

3487 SWENSON AVENUE, ST. CHARLES, IL 60174



© All EagleV



© All EagleV

LUKE DUMMITT

847.758.9200 x308

LDUMMITT@BROWNCOMMERCIAL.COM

BROWNCOMMERCIAL.COM

//

1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

//

847.758.9200

No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice