

FOR LEASE

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

Industrial Space Available!

RATE: \$7.00/SF Net

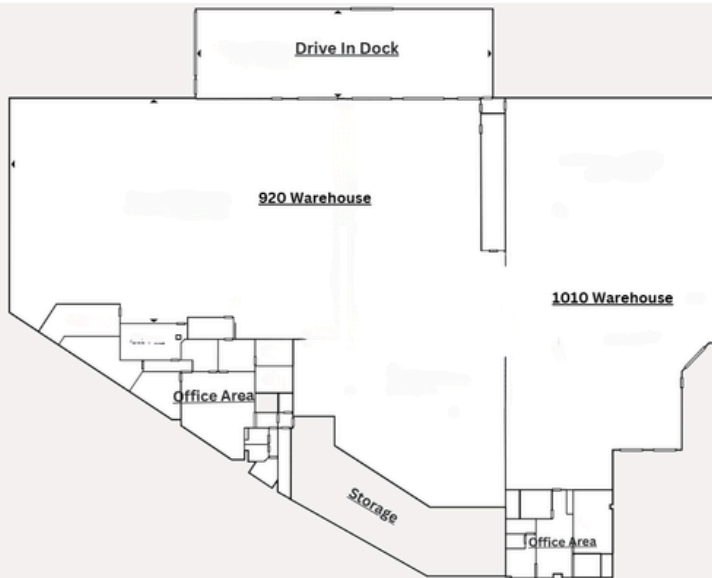
40,551 SQUARE FEET

\$2.39/SF CAM

**3 MONTHS
FREE!**

WITH A 3 YEAR LEASE

*** 1 MONTH FREE FOR
EVERY YEAR LEASED



Matterport Property Report:
1010/920 Cedar Ave 41,551 sq. ft.

Building Highlights

- ▶ Three Drive-in-Doors
- ▶ Covered Interior Dock
- ▶ Multiple Private Offices
- ▶ Conference Rooms
- ▶ Barrel Truss Roof
- ▶ Outdoor Storage Area
- ▶ Reserved Parking Spaces
- ▶ Private Restrooms
- ▶ High Visibility Along Route 64
- ▶ Administrative Office and Reception Space

SPACE DESCRIPTION:

The combined space features a well-balanced mix of office and warehouse functionality. The office buildout includes private offices, a reception area, conference rooms, and dedicated administrative areas, while the industrial component provides expansive warehouse and work areas, including a designated parts and inventory room.

The building's distinctive barrel truss roof provides attractive clear height, making it ideal for warehousing, distribution, or light manufacturing. The property is supported by a total of 700 AMPs of power, accommodating a wide range of operational needs.

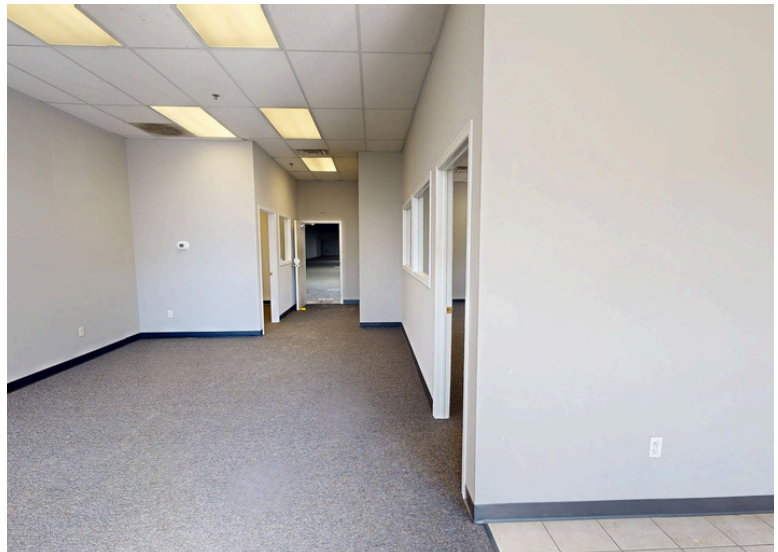
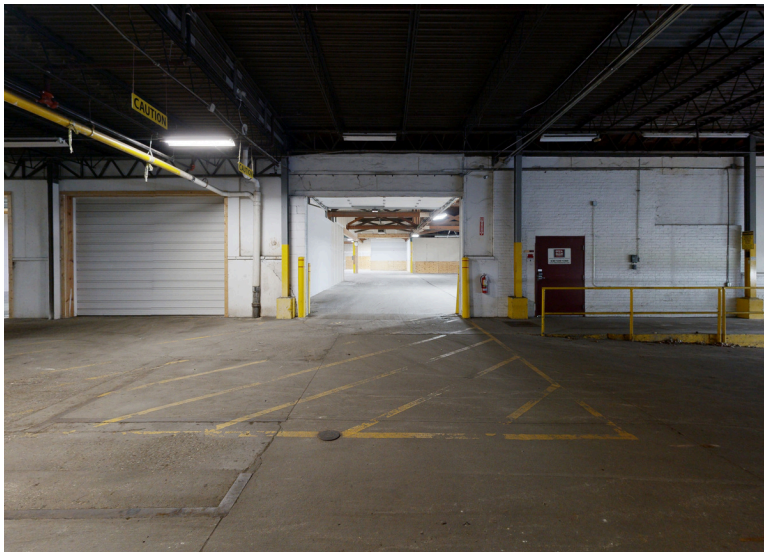
Loading and access are exceptional, with three drive-in doors (10' H x 12' W) accessible via an interior ramp, two shared covered interior docks, and two additional exterior dock doors. The site also includes a small outdoor storage area and private employee parking.

This flexible, well-located industrial space is ideal for users seeking a combination of office presence and efficient warehouse functionality in a prime St. Charles location.



PROPERTY DESCRIPTION:

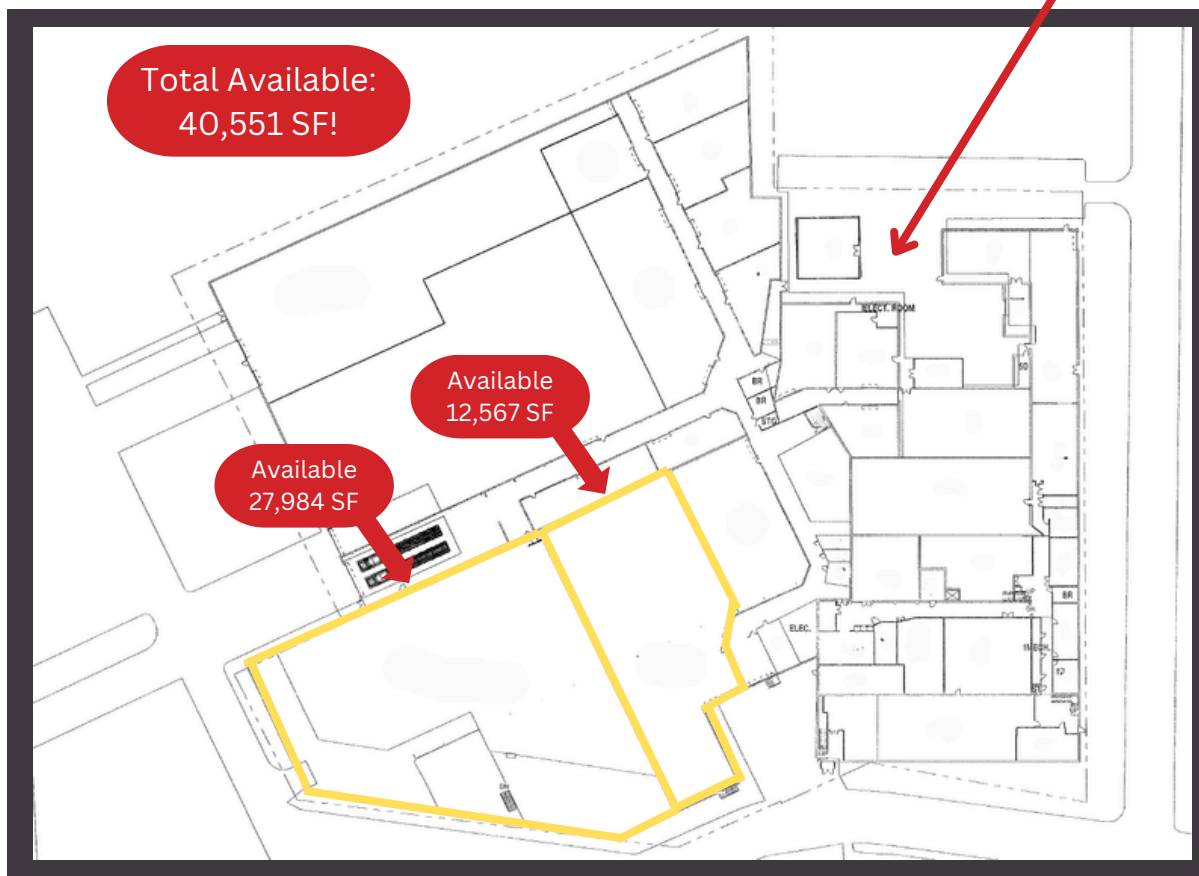
This unique ±40,551 square foot industrial opportunity combines two contiguous spaces in a highly desirable St. Charles location, just blocks from downtown and surrounded by restaurants, shopping, and hotels. The property offers excellent visibility from Route 64 with convenient access to Routes 31 and 25.



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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!



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