

**±10,000 SF
INDUSTRIAL
CONDO
FOR SALE**

Modern
Precast
Building

22' Clear
Ceilings

Excellent
Location in
North Ave.
Corridor



TRANSWESTERN

REAL ESTATE
SERVICES

1720 WALLACE AVENUE

St. Charles, IL 60174

[Property Website](#)

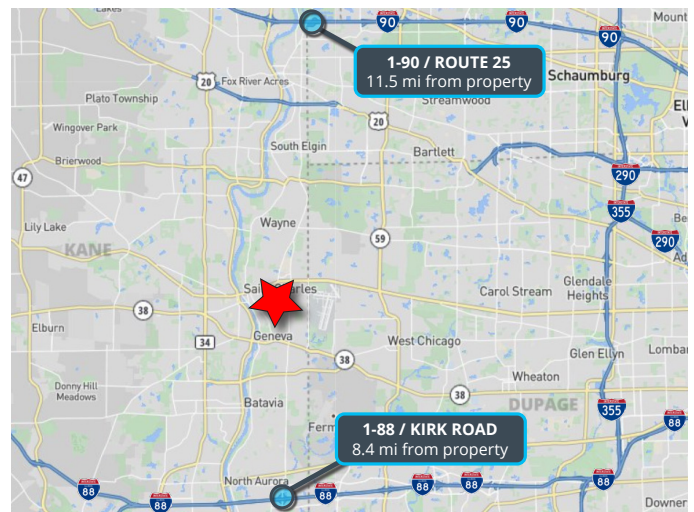


Specifications:

- Building Size: ±20,000 SF
- Available Size: ± 10,000 SF
- Office Size: ±1,395 SF
- Ceiling Height: 22'
- Loading: 1 Ext Dock / 1 DID
- Parking: 9 Cars
- Power: 400A 277/480V
- Year Built: 2004
- Construction: Precast
- Possession: Negotiable
- Zoning: M2
- RET: \$18,131.28 (2019)
- CAM: \$0.92 PSF (2020)
- **Sale Price \$850,000**

Highlights:

- Clean industrial condo with ±1,395 SF of functional office space
- Ideal space for a variety of uses
- Business friendly municipality
- 22' ceilings in warehouse area
- 8.4 miles from I-88 via Kirk Road
- 11.5 miles from I-90 via Route 25



Michael Marconi, SIOR
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and Designated Managing Broker*
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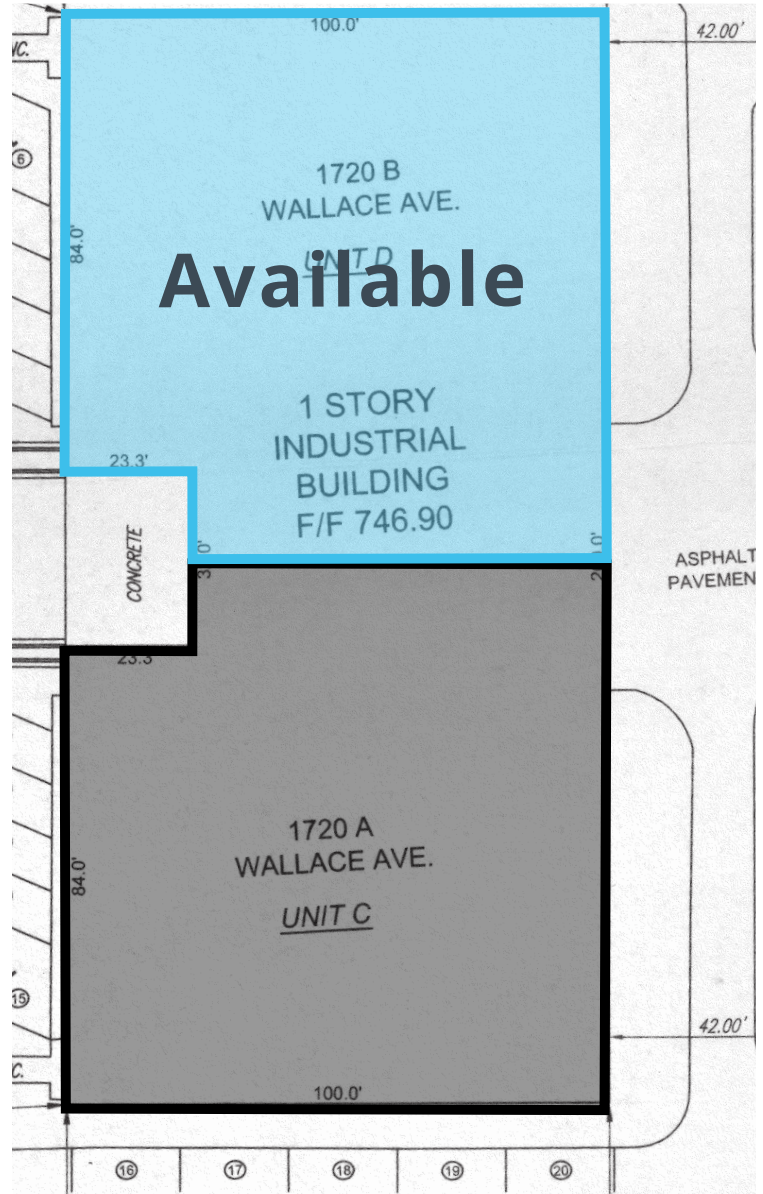
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Aerial View



Building Layout



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