

# Executive Summary



## SALE OVERVIEW

**SALE PRICE:** \$600,000

**LOT SIZE:** 1.16 Acres

**BUILDING SIZE:** 9,600 SF

**PRICE PER SF** \$62.50

**GRADE LEVEL DOORS:** 2

**DOCK HIGH DOORS:** 2

**CEILING HEIGHT:** 14.0 FT

**YEAR BUILT:** 1986

**ZONING:** M1 - Special Manufacturing

**MARKET:** Chicago - Far West

**SUB MARKET:** Kane County

**CROSS STREETS:** Dean Street & Randall Road

## PROPERTY DESCRIPTION

9,600 sf brick/block construction building with two 4,800 sf units. 4,800-9,600 sf available for owner/user. Unit A is vacant and has a 1,300 sf office space with 3-4 private offices, plus 3,500 sf warehouse space. Unit A has 300 amp electric service.

Unit B is primarily owner occupied, with some office rental. It has separate office and customer entrances, and includes includes a retail show room area. 7 individual private offices, one conference room and a kitchenette. Unit B has 200 amp electric service. Seller is willing to lease back for approx 2 years.

Each unit has a 10X12 drive in door, plus a loading dock. Private parking for 8 at front entrance plus additional parking in rear. Some fenced outside storage [\*]. Tar roof resurfaced in 2008. 2016 taxes: \$15,756. 2015 condo fees: \$3,197. [PIN: 09.28.303.002]

## LOCATION OVERVIEW

Driessen Industrial Park is on the west side of St. Charles, an upscale, far-western suburb of Chicago. Located 1 block east of a signalized intersection at Randall Rd, 1/2 mile north of Rt 64 [Main St], and west of Route 31. Convenient proximity to restaurants, shopping, and many support services.



# DISCLAIMER

OFFICE / WAREHOUSE BUILDING | 9,600 SF | SAINT CHARLES, IL

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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# Complete Highlights

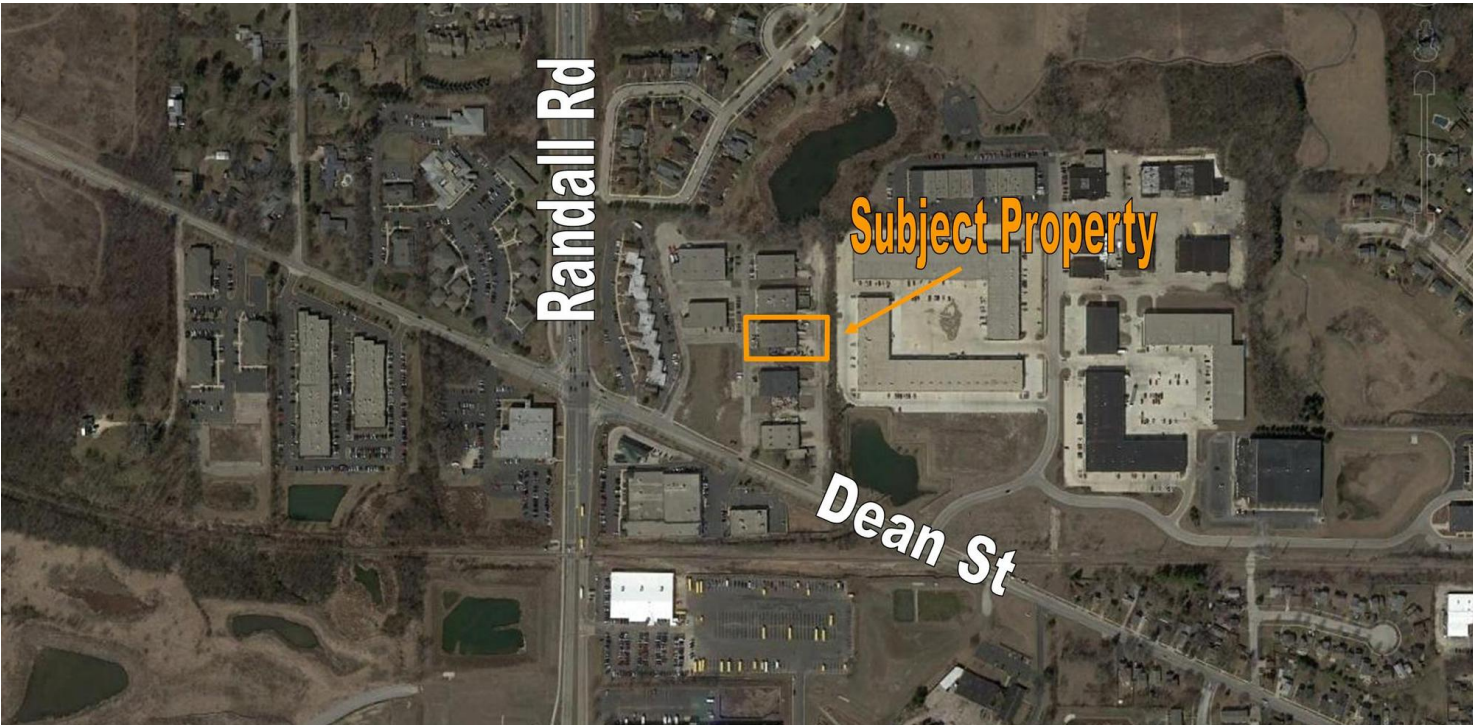
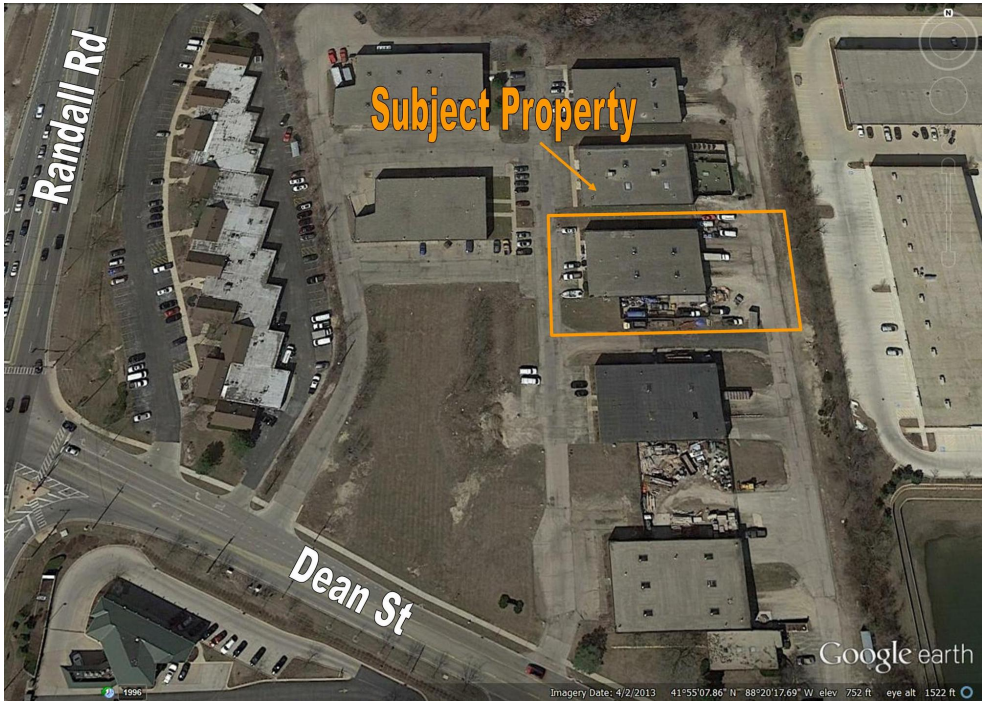
## PROPERTY HIGHLIGHTS

- 9,600 sf Office / Warehouse Building
- Built as Two 4,800 sf Units
- 4,800-9,600 sf Available for Owner/User.
- Unit A: 1,300 sf Office Space
- Plus 3,500 sf Warehouse
- Unit B: Owner Occupied
- Plus Some Office Rental (2 x \$150/mo)
- Two 10x12 Drive-in Doors
- Two docks
- 14' clear ceiling in warehouse
- 200 AMP power
- Fenced outside storage (\*).





# Aerials

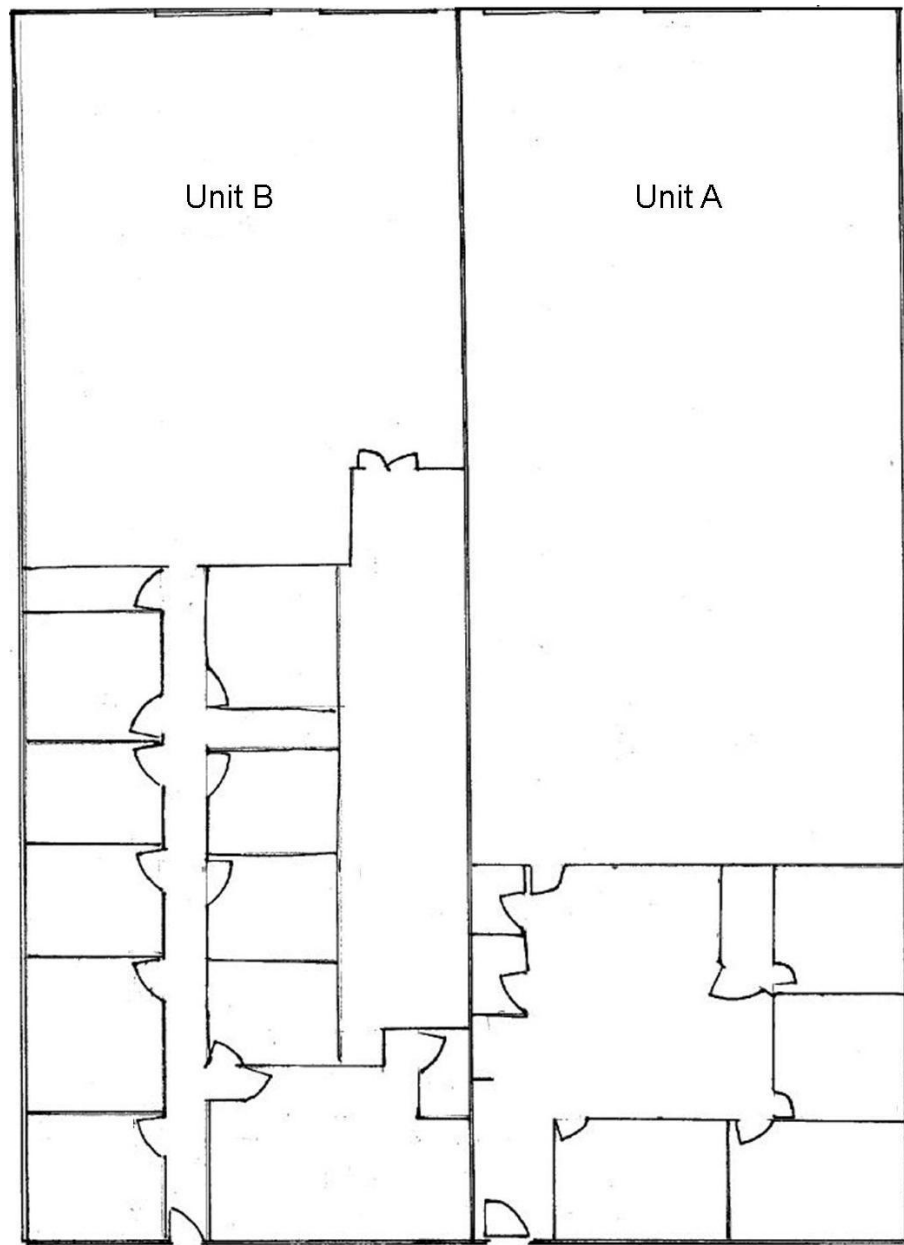




# Exterior Photos



# Floor Plan





# Office Photos



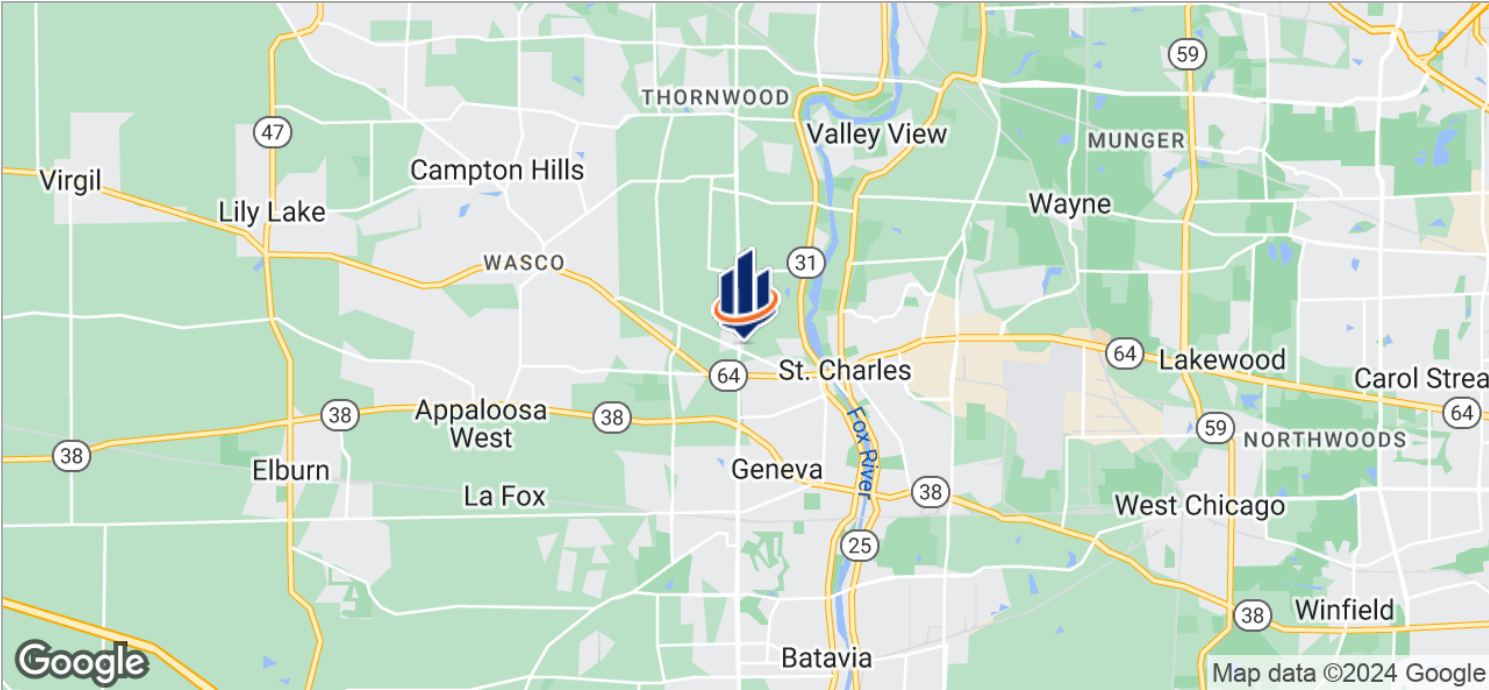
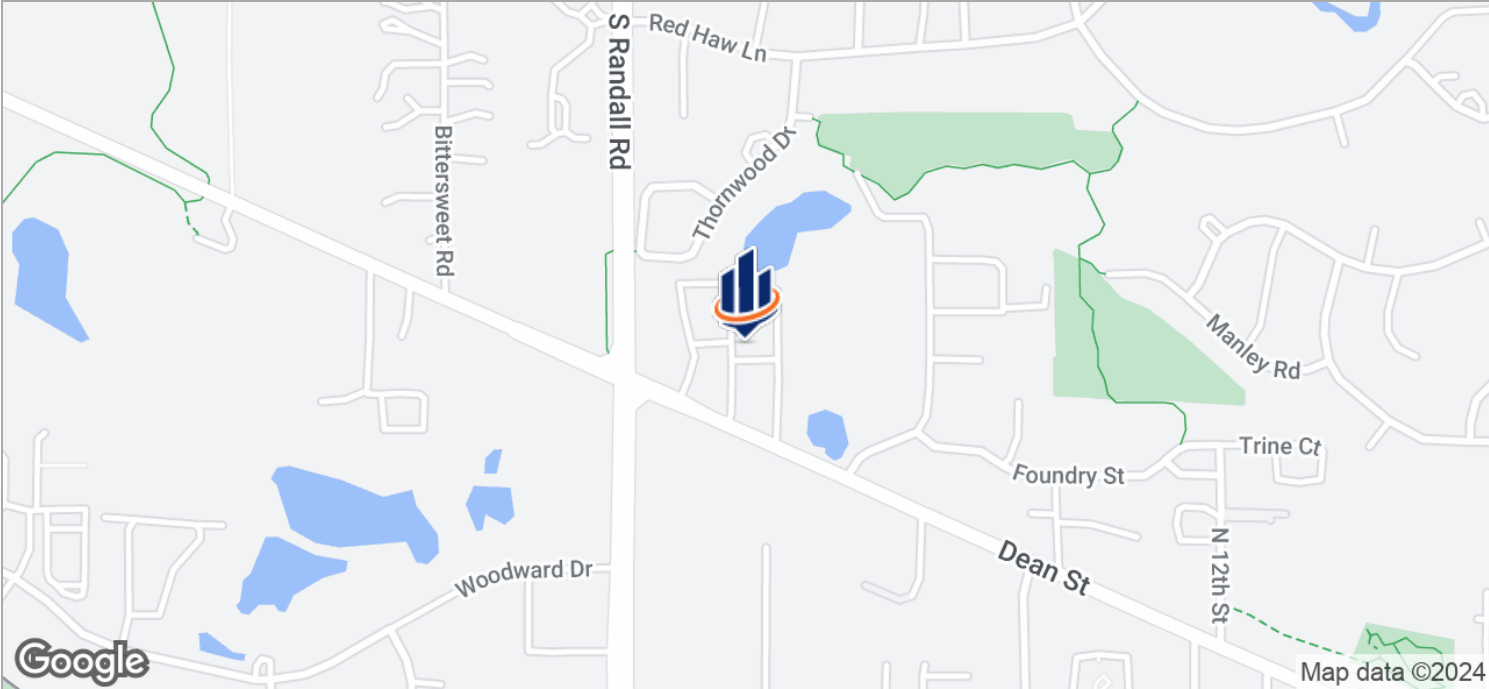


# Warehouse Photos

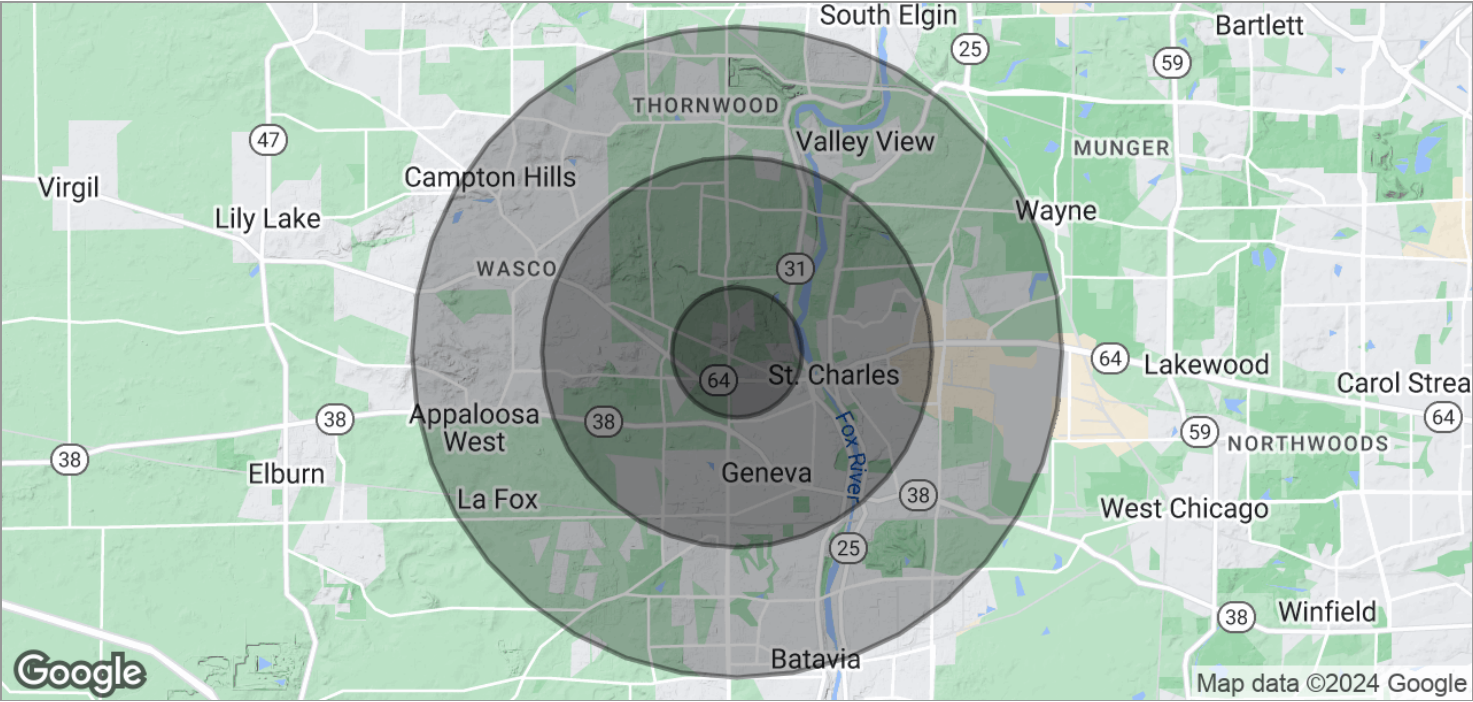




# Location Maps



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,786	49,104	111,944
MEDIAN AGE	35.3	39.2	39.4
MEDIAN AGE (MALE)	35.4	38.4	38.5
MEDIAN AGE (FEMALE)	35.1	40.1	40.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,587	17,770	39,862
# OF PERSONS PER HH	3.0	2.8	2.8
AVERAGE HH INCOME	\$108,105	\$111,383	\$116,570
AVERAGE HOUSE VALUE	\$380,155	\$387,532	\$390,675