

5,969 SF INDUSTRIAL CONDO FOR SALE, ST. CHARLES

**SIZE:**

Building: 76,460 SF
Condo—Suite 500: 5,969 SF
Office: 1,200 SF

LOCATION:

West of Kirk Rd. South of North Ave. on the East side of St. Charles.

ADDRESS:

1900 E. Tyler Road, Suite 500, St. Charles, IL

SUMMARY:

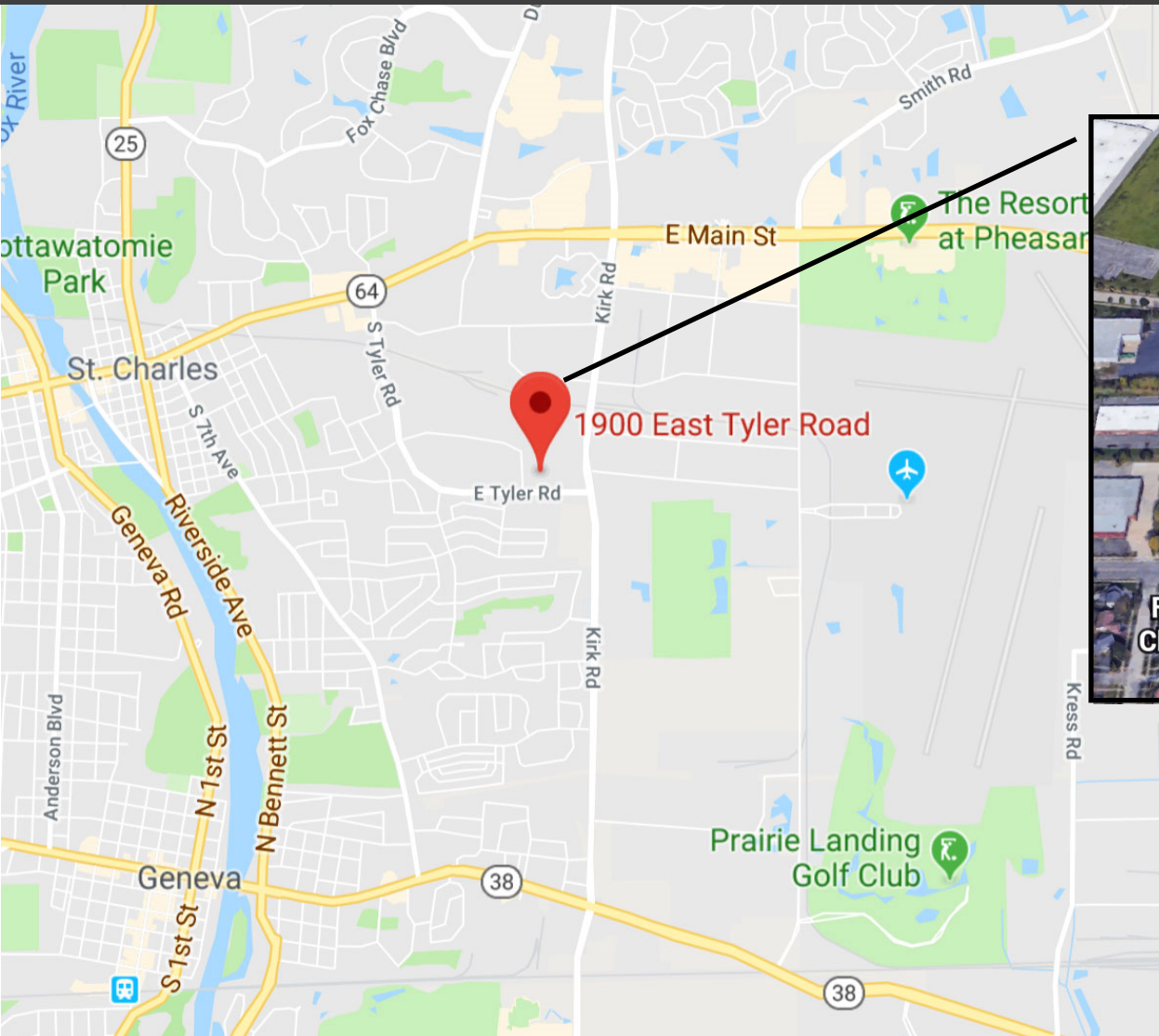
Rare opportunity!! Small Industrial Condo Unit in St. Charles with Drive-in-Door and access to 5 common docks!

MORKEN
& ASSOCIATES

MORKEN & ASSOCIATES
1888 E. Fabyan Parkway
Batavia, IL 60510
www.morkenassociates.com

Steve Morken
Managing Broker
630-567-7800 Mobile
smorken@morkenassociates.com

LOCATION



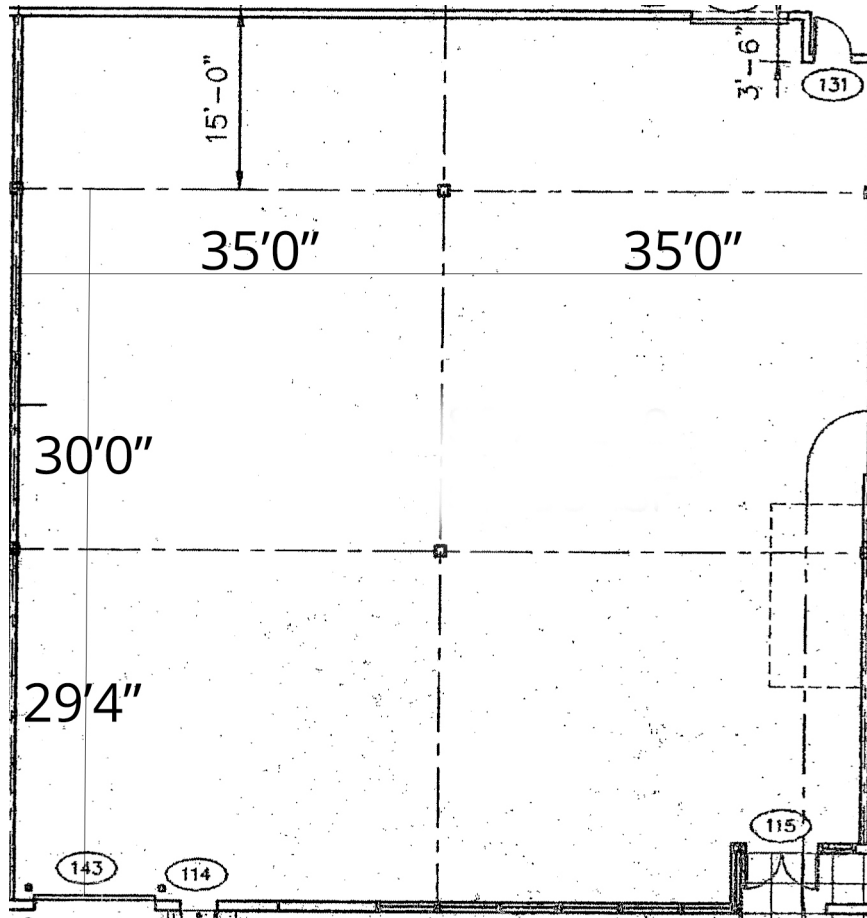
LOCATION:
West of Kirk Rd. South of North Ave. on the East side of St. Charles.

**MORKEN
& ASSOCIATES**

MORKEN & ASSOCIATES
1888 E. Fabyan Parkway
Batavia, IL 60510
www.morkenassociates.com

Steve Morken
Managing Broker
630-567-7800 Mobile
smorken@morkenassociates.com

FLOOR PLAN AND BUILDING SUMMARY



**Office not pictured!

1900 E Tyler Rd, Suite 500, St. Charles, IL

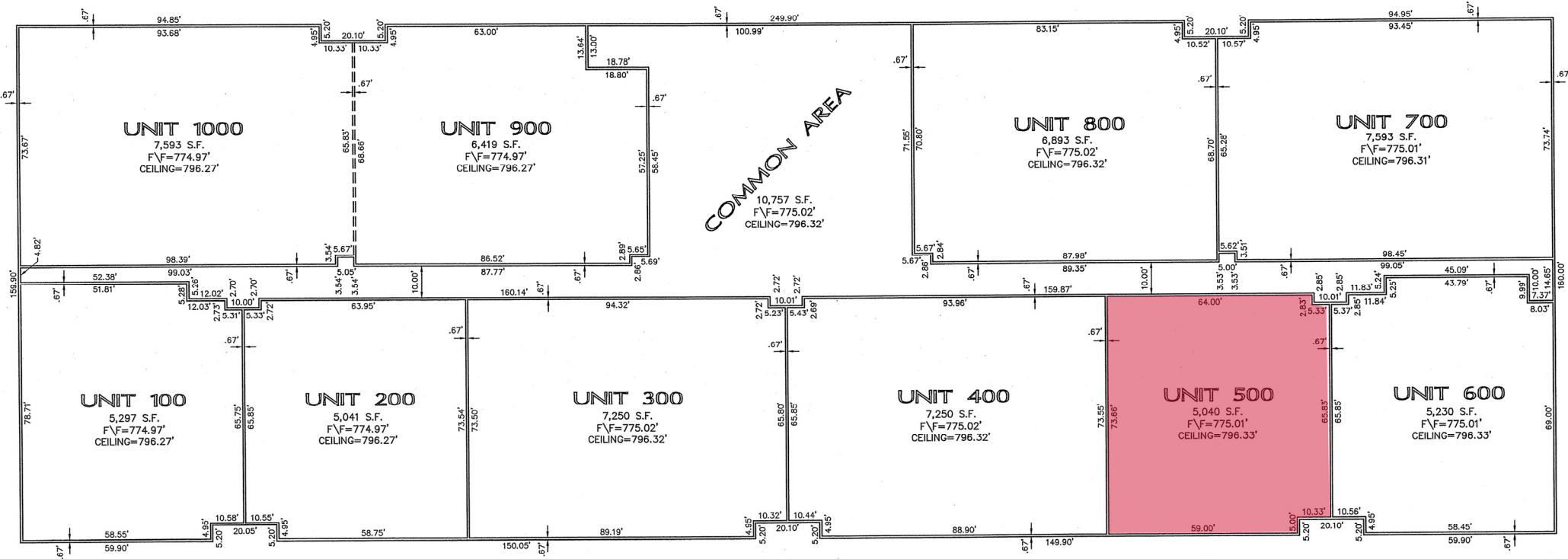
Building:	76,460 SF
Unit Available:	5,969 SF
Office Area:	1,200 SF: general office, 2 privates, 2 wash-rooms
Loading:	5 Common Enclosed Loadings Dock w/ levelers & 10' x 14' Drive-in Door
Ceiling Height:	19' Clear
Parking:	11 Cars
Power:	200 Amps @ 120/208 Volt 3 phase
Sprinklered:	Fully - wet system
Taxes:	\$11,910.76 (2018)
Tax PIN:	09-36-152-057
Sale Price:	\$636,000.00
Available:	At Closing
Comments:	Rare opportunity!! Small Industrial Condo Unit in St. Charles with Drive-in-Door and access to 5 common docks!

MORKEN
& ASSOCIATES

MORKEN & ASSOCIATES
1888 E. Fabyan Parkway
Batavia, IL 60510
www.morkenassociates.com

Steve Morken
Managing Broker
630-567-7800 Mobile
smorken@morkenassociates.com

BUILDING LAYOUT



MORKEN
& ASSOCIATES

MORKEN & ASSOCIATES
1888 E. Fabyan Parkway
Batavia, IL 60510
www.morkenassociates.com

Steve Morken
Managing Broker
630-567-7800 Mobile
smorken@morkenassociates.com

