

**INDUSTRIAL  
BUILDING  
FOR SUBLEASE**

**±6,916 SF**

Longer Term  
Lease Options  
Available

Excellent  
Loading  
Access

**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# 491 E. ST. CHARLES ROAD

Carol Stream, IL 60188

[Property Website](#)

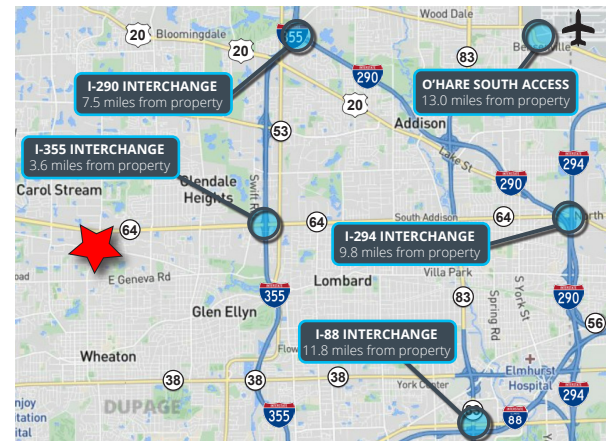


## SPECIFICATIONS

- Building Size: ±6,916 SF
- Land Area: ±1.2 AC
- Office Size: ±1,500 SF
- Ceiling Height: 14'
- Loading: 2 Ext Docks / 1 DID
- Parking: ±12 Cars
- Year Built: 1969
- Heating: Gas
- Construction: Masonry
- Zoning: I (Industrial District)
- **Sublease Rate: Subject to Offer**

## HIGHLIGHTS

- Longer term lease options available through owner
- Excellent loading access
- Great signage opportunities along St. Charles Road
- Very well-maintained freestanding industrial facility
- Low DuPage County taxes
- Close proximity to I-355 via North Avenue (Route 64)



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## PROPERTY AERIAL



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