

±14,452 SF  
FLEX SPACE  
FOR LEASE

Corporate  
HQ Finishes

Temperature-  
Controlled

Exposure Along  
St. Charles Road

Professionally owned by:  
J&L REAL PROPERTIES

  
**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# 130 EAST ST. CHARLES ROAD

Unit C, Carol Stream, IL 60188

[Property Website](#)

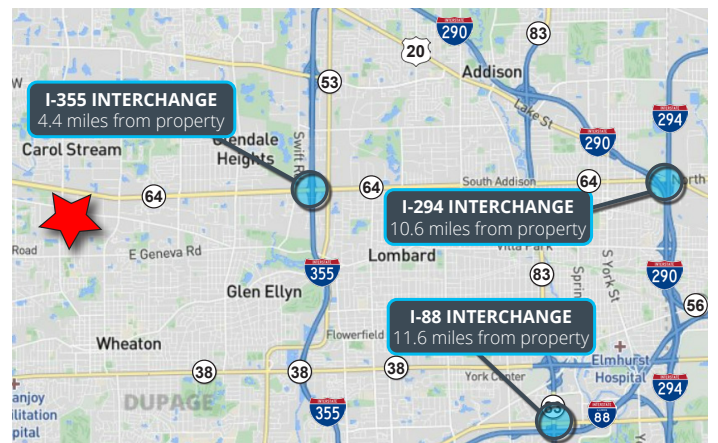


## SPECIFICATIONS

- Building Size: ±29,577 SF
- Land Area: ±1.98 AC
- Available Size: ±14,452 SF
- Office Size: ±3,297 SF
- Flex Space: ±3,804 SF
- Ceiling Height: 12'6"
- Shared Loading: 1 Ext / 1 DID
- Power: 200-1200A 120/208V 3PH
- Parking: ±61 Cars (Bldg Total)
- Year Built/Reno: 1987/2005
- Construction: Masonry
- RE Taxes: \$1.52 PSF (2024)
- **Lease Rate: Subject to Offer**

## HIGHLIGHTS

- Well-maintained facility with corporate headquarter finishes
- Temperature-controlled
- Exposure along St. Charles Road
- Great access to I-355 via North Avenue (Route 64)
- Low DuPage County taxes
- Professionally owned and managed building



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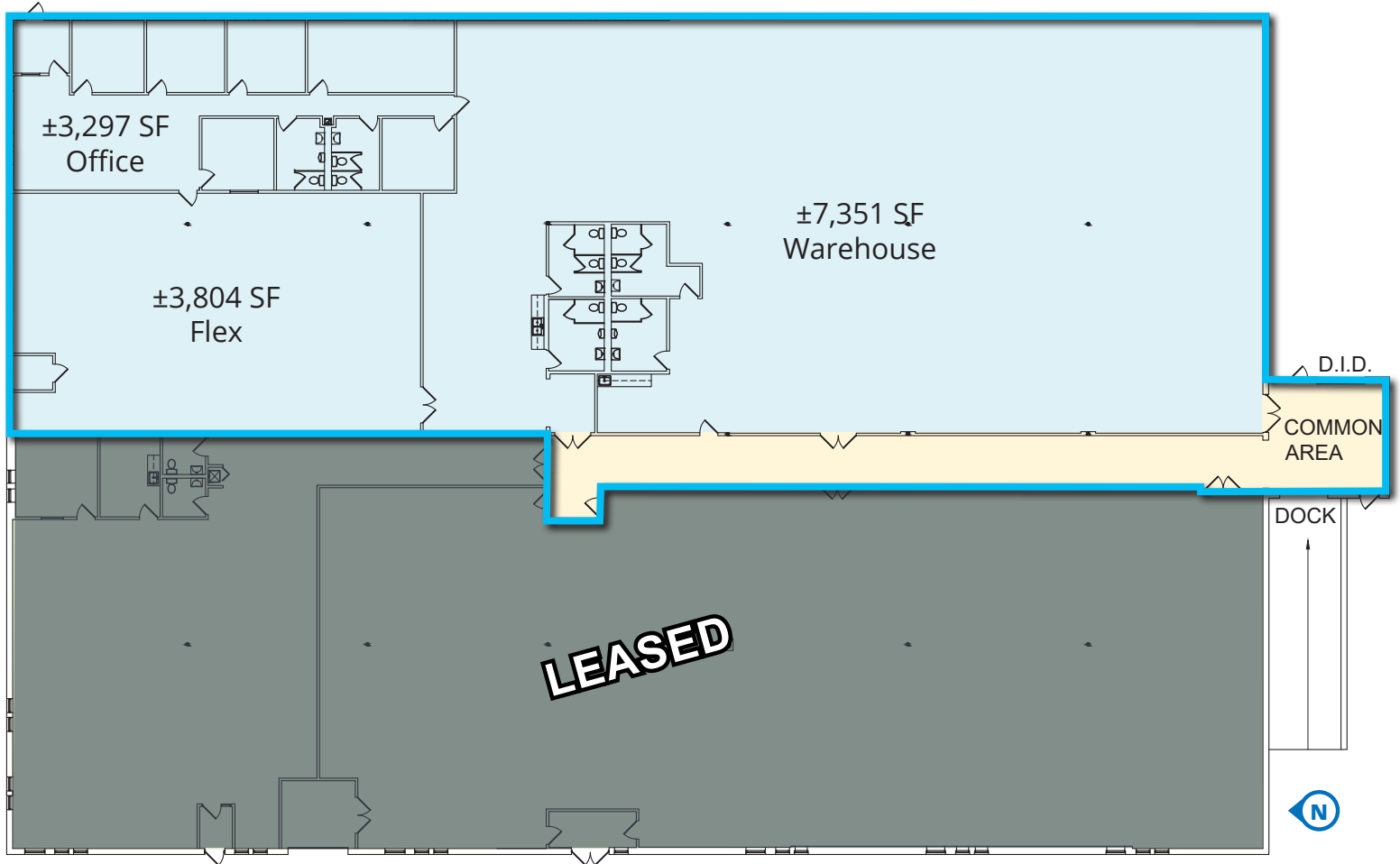
  
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## FLOOR PLAN



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## PROPERTY PHOTOS



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## PROPERTY AERIAL



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