

**±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](#)

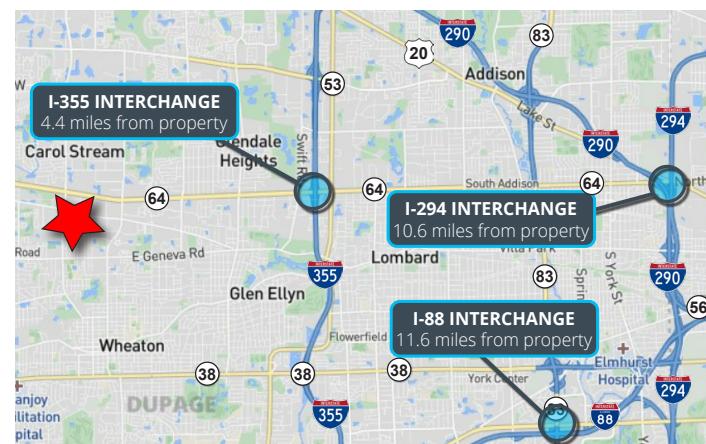


SPECIFICATIONS

- 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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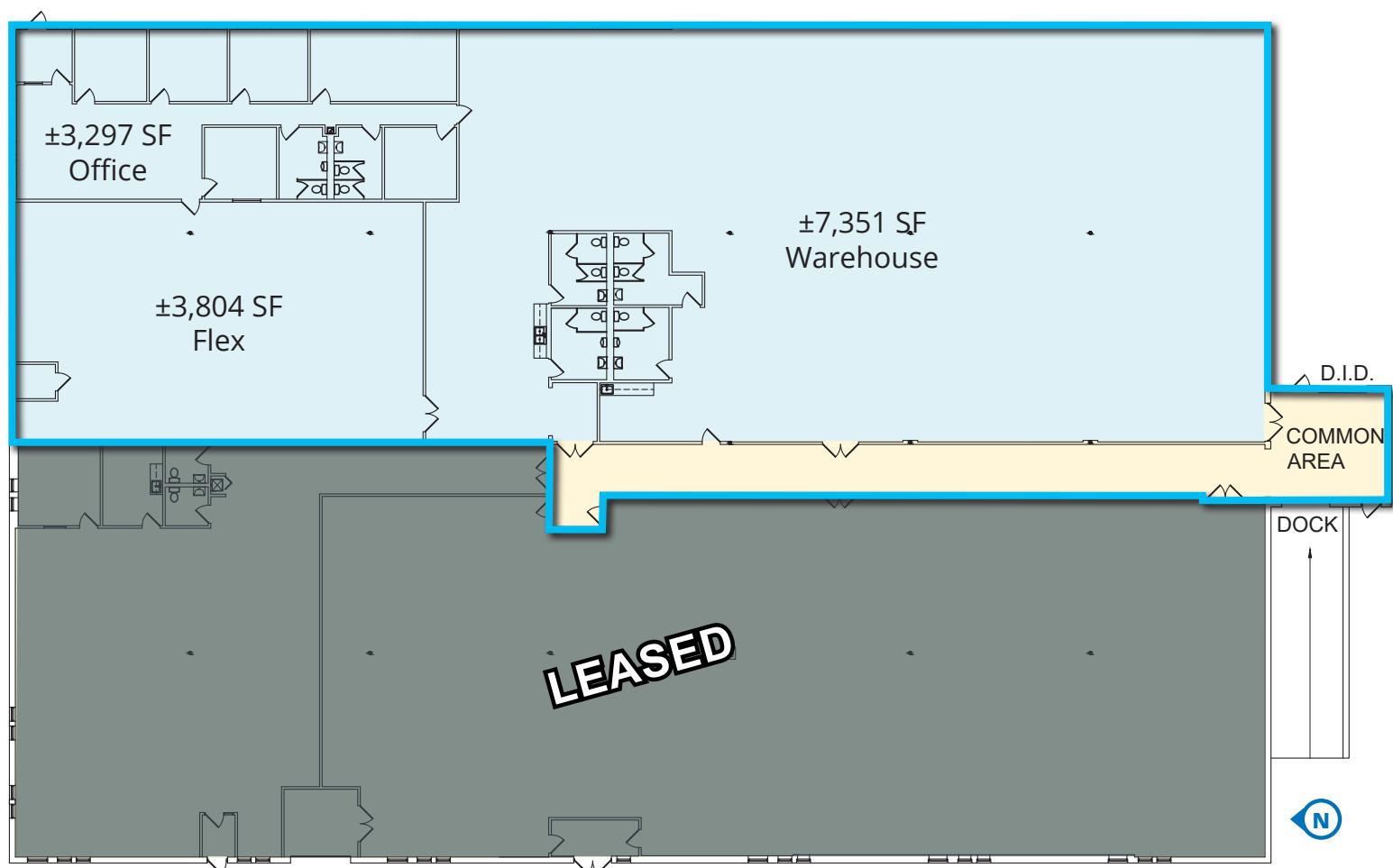
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FLOOR PLAN



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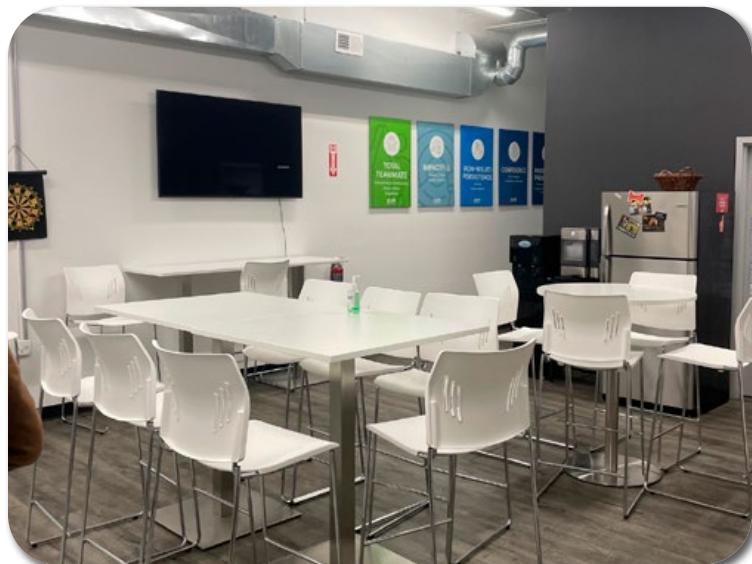
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PROPERTY PHOTOS



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PROPERTY AERIAL



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