

**INDUSTRIAL
BUILDING
FOR SALE
OR LEASE**

**±7,305 SF
ON ±1.84 AC**

Outside
Storage
Available

New Parking
Lot, Roof,
& HVAC



TRANSWESTERN

REAL ESTATE
SERVICES

344 ST. PAUL BOULEVARD

Carol Stream, IL 60188

[Property Website](#)

*** RENOVATIONS COMPLETED / WAREHOUSE EXPANDED ***

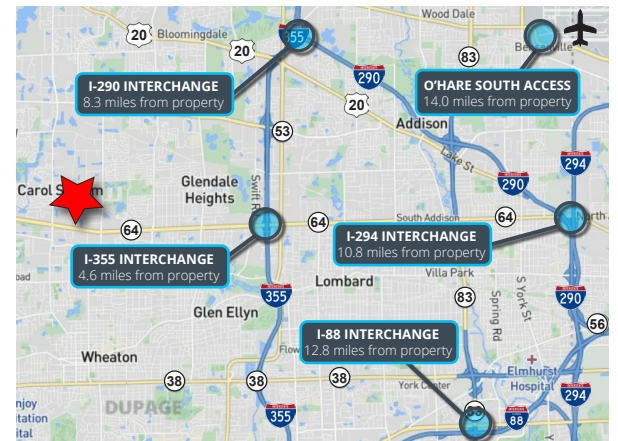


Specifications

- Building Size: ±7,305 SF
- Land Area: ±1.84 AC
- Office Size: ±1,800 SF
- Loading: 2 Exterior Docks
- Power: 600A 240V 3PH
- Parking: ±50 Cars
- Year Built: 1984
- Construction: Racked Concrete
- Insurance: \$305/Month (2022)
- RE Taxes: \$1,850/Month (2022)
- **Lease Rate: \$12,500/Month Net**
- **Sale Price: \$2,000,000**

Highlights

- Outside storage available
- New parking lot (2022), roof (2021), and HVAC (2019)
- Ideal for contractors, landscapers, or service companies
- Hard-to-find standalone facility
- Extremely well-maintained
- Excellent access to I-355 and other major expressways
- Great local labor force



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FLOOR PLAN



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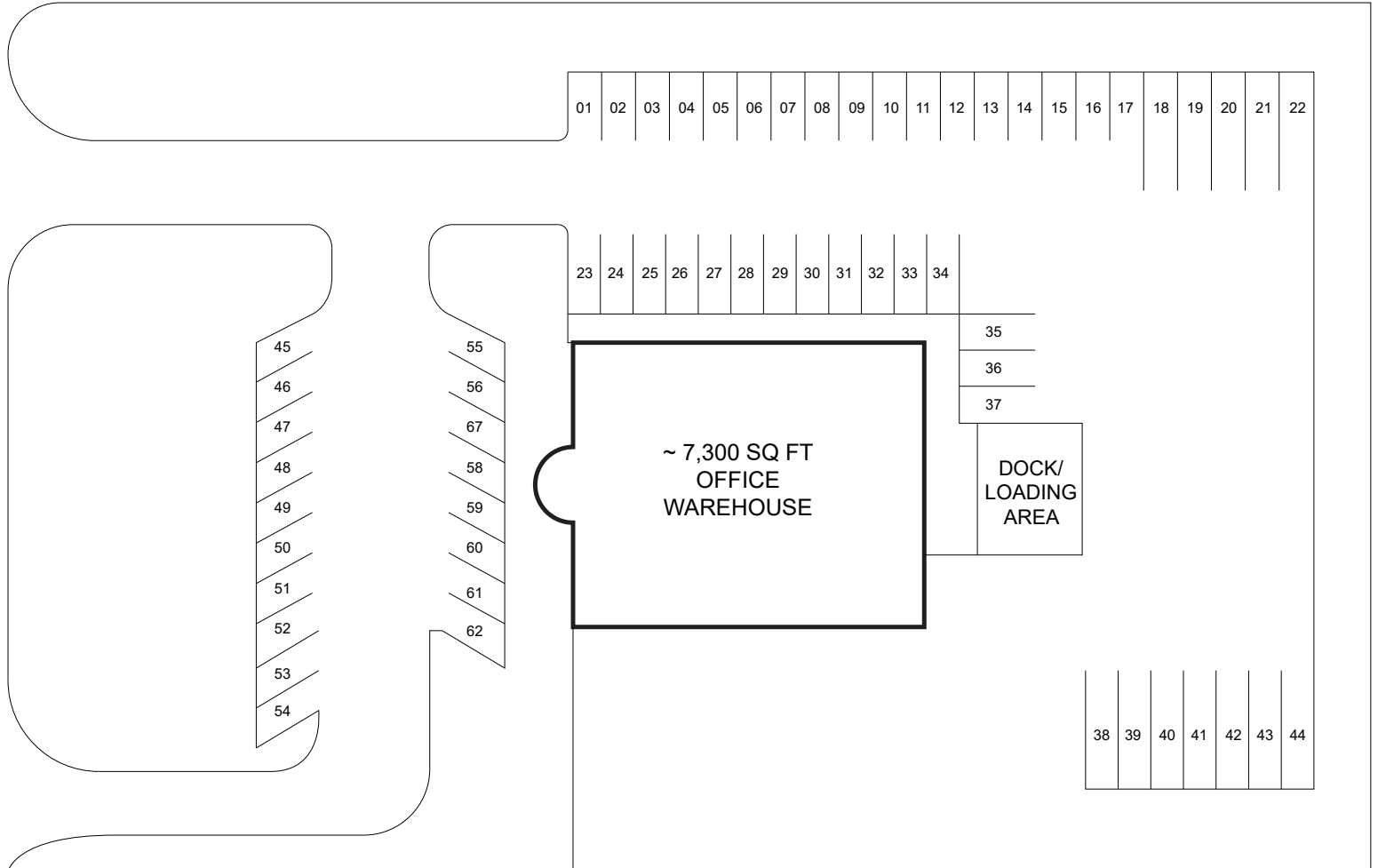
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SITE PLAN



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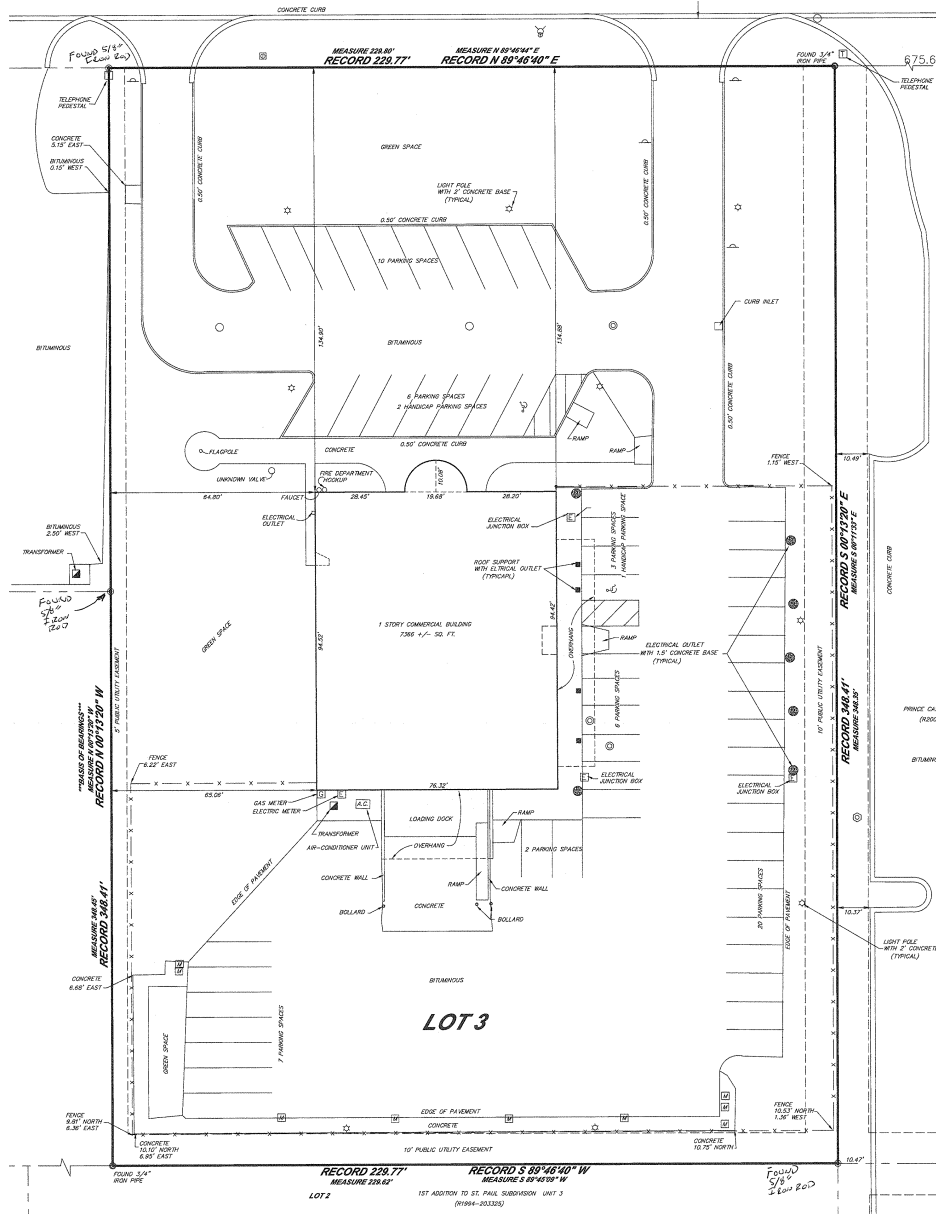
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ALTA SURVEY



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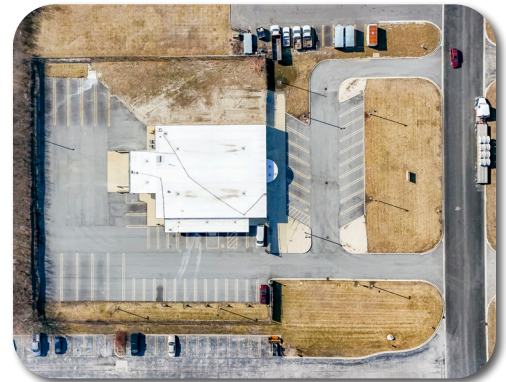
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PROPERTY PHOTOS



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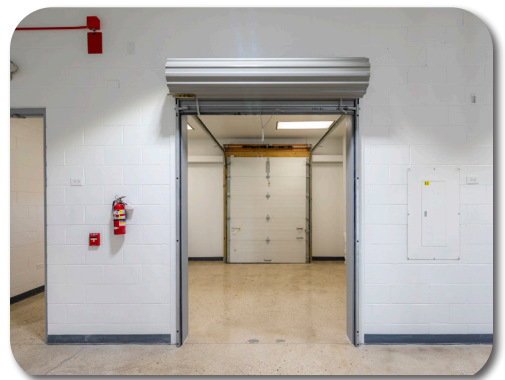
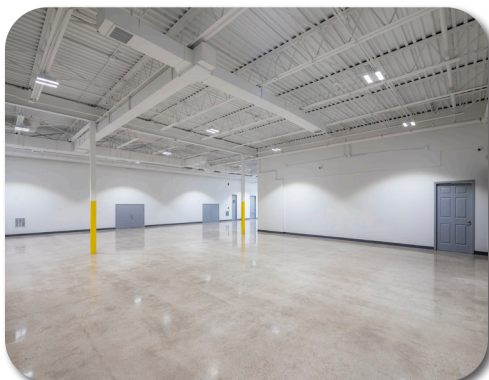
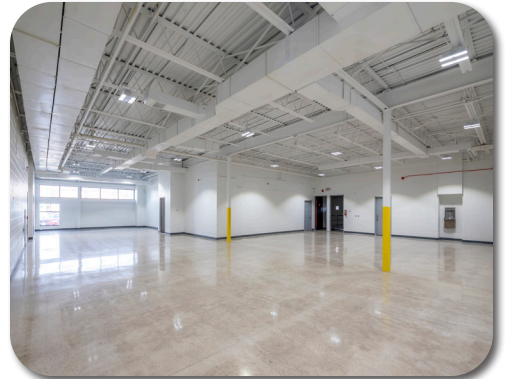
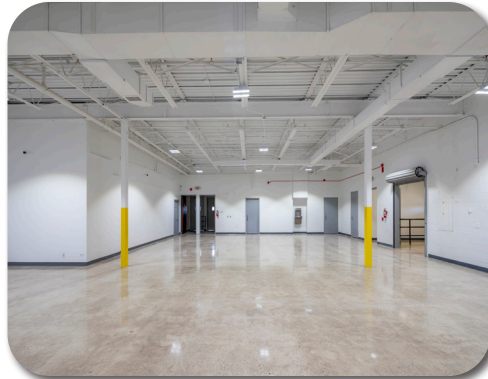
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