

# AVAILABLE: All-Purpose Industrial Facility

2531 Dukane Drive, St. Charles, Illinois 60175



## PROPERTY OVERVIEW

- Extremely well-maintained & clean – good for any use
- 100% Air-Conditioned w/new roof-top HVAC units
- Brand new roof (2007) with 20 year warranty in place
- Sky lights, floor drains, and exhaust fans throughout
- Fenced outdoor storage; rail service is possible
- Video security system
- Room to expand the building or add parking / storage



## PROPERTY SPECS

**Parking**  
60 Spaces

**Building Size**  
36,371 SF (expandable to 42,477 SF)

**Site Size**  
2.118 Acres

**Year Built**  
1980 Original / 2001 Expansion

**Office Area**  
2,863 SF

**Power**  
6,000 Amps @ 480 volts, 3 phase / 4 wire

**Ceiling Height**  
18'6"

**Loading**  
3 Interior Docks / One (1) Grade-level Door

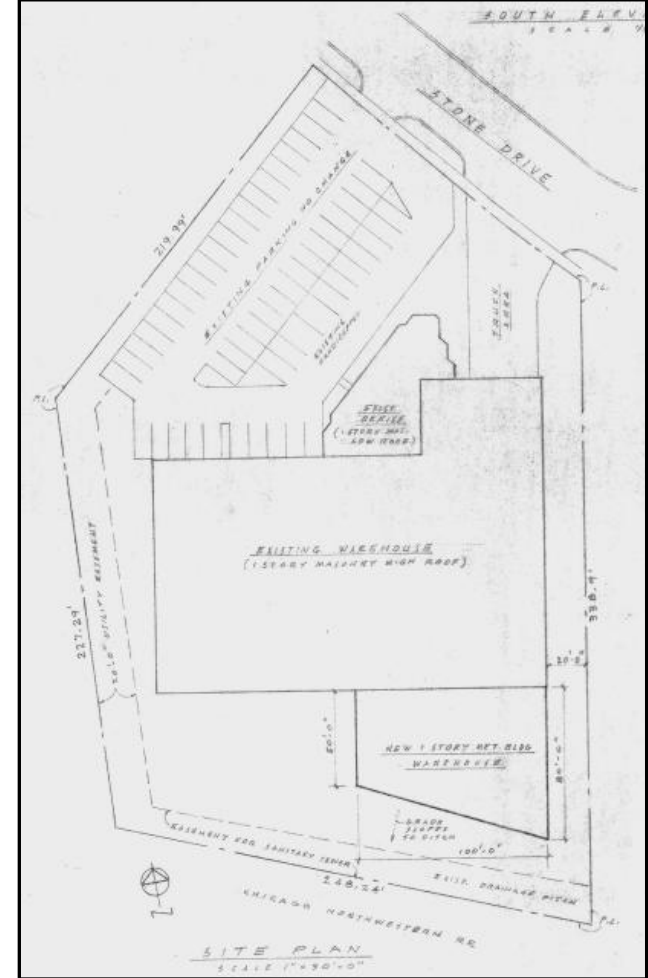
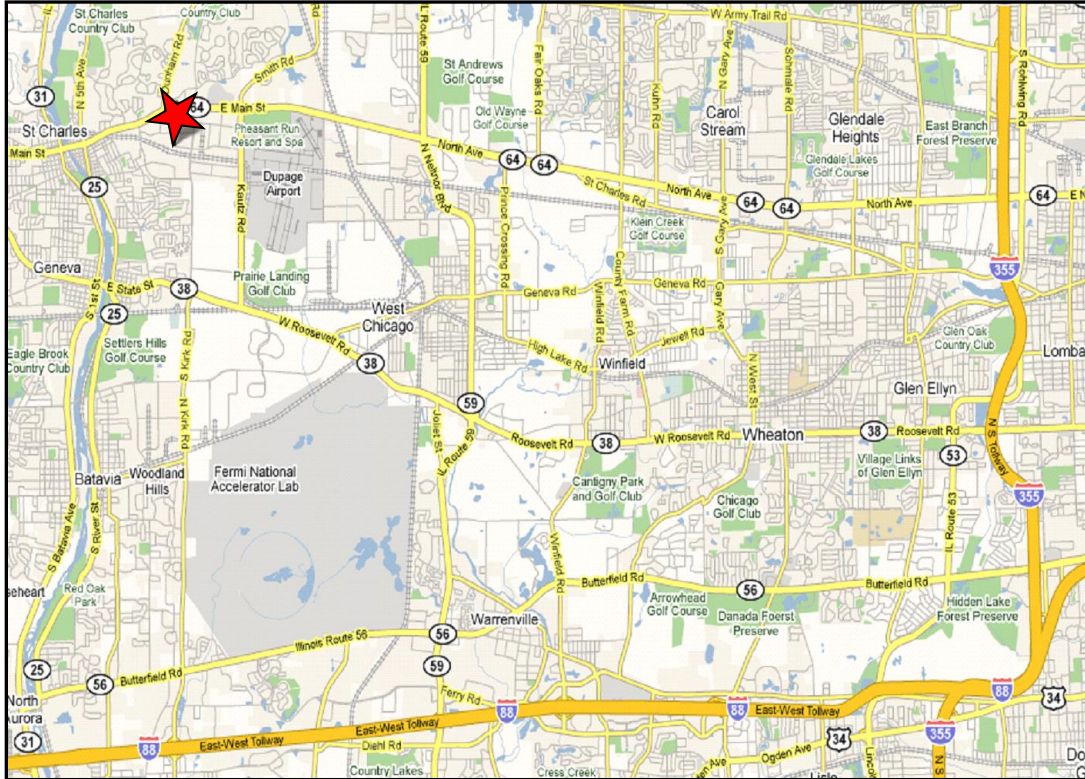
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# AVAILABLE: 36,371 SF on 2.118 ACRES

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For More Information  
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