

***** AVAILABLE *****
PRIME ALL-PURPOSE INDUSTRIAL BUILDING
2531 Dukane Drive, St. Charles, IL 60174

Total Available Space:	36,371 SF
Total Building Size:	36,371 SF expandable to 42,477 SF
Site Size:	2.118 Acres (91,990 SF of land)
Facility Type:	General purpose industrial / manufacturing / printing / warehouse
Construction Type:	Masonry & concrete block plus small insulated metal-panel expansion
Roof:	New roof May '07 w/20 year warranty – 60 Mil Carlisle EPDM Ballasted
Office Area:	2,863 SF existing space – very clean
Ceiling Height:	18' 6" Clear
Lighting:	Metal halide plus fluorescent task lighting
Parking:	60 surface spaces – expandable
Loading:	Three (3) interior docks w/40,000# levelers/lights/dock locks; One (1) 12' x 10' automatic grade-level DID with pedestrian pass-thru door
Year Built:	1980 – original building / 2001 – expansion (approx. 6,500 SF)
Power:	6,000 amps @ 480 volts, 3 phase / 4 wire (three [3] 2,000 amp panels)
HVAC:	100% via six (6) roof-top HVAC units plus supplemental GFA units
Column Spacing:	Original building 45' x 45' / expansion 36' x 24' (typical)
Sprinklers:	Wet
Rail Service:	None; may be possible
Zoning:	M-2
Lease Price:	STO
Purchase Price:	\$2,395,000 (\$65.85/SF)
Real Estate Taxes/CAM:	\$34,911 (2006, payable in 2007) - \$1.04/SF
Possession:	60 days or sooner by mutual agreement
Comments:	<ul style="list-style-type: none">♦ Extremely well-maintained, clean facility – good for almost any use!♦ Very heavy-duty power – three different 2,000 amp panels♦ Brand new roof installed in 2007 with 20 year warranty in place♦ Facility is 100% HVAC (several rooftop units replaced in 2007-8)♦ Sky lights, floor drains, and exhaust fans throughout♦ Video security



CONTACT: Geoffrey Kasselmann, SIOR, LEED AP / Rich Antczak, RECS / Daniel Dakhil
Phone # 888-831-9595 // gkasselmann@op2mize.com // rich@op2mize.com // dan@op2mize.com
www.op2mize.com

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