

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

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| Total Available Space: | 36,371 SF |
| Total Building Size: | 36,371 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: | 2,000 amps @ 480 volts, 3 phase / 4 wire main service, well-distributed |
| 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, will consider |
| Purchase Price: | Just reduced – motivated seller! \$2,136,780 (\$58.75SF) |
| SBA Financing Available: | For qualified user-buyers w/10% down, own for less than \$5.00/SF +/-! |
| Real Estate Taxes/CAM: | \$37,077 - \$1.02/SF (2009) |
| Possession: | At closing |
| Comments: | <ul style="list-style-type: none">♦ Extremely well-maintained & clean - \$30k spent on facility (2/11)♦ Well-distributed power – subpanels/bus ducts thru-out facility♦ Brand new roof installed in 2007 with 20 year warranty in place♦ Facility is 100% HVAC (several rooftop units replaced in 2007-8)♦ Unusually large bay sizes – 45' x 45'♦ Sky lights, floor drains, and exhaust fans throughout |

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