



GRECO | DEROSA
INVESTMENT GROUP



NORTH AVENUE & KAUTZ ROAD | ST CHARLES, ILLINOIS

OVER 743,600 SF
INDUSTRIAL SPACE AVAILABLE

DIVISIBLE FROM 100,000 SF - 450,000 SF



PROPERTY VIDEO

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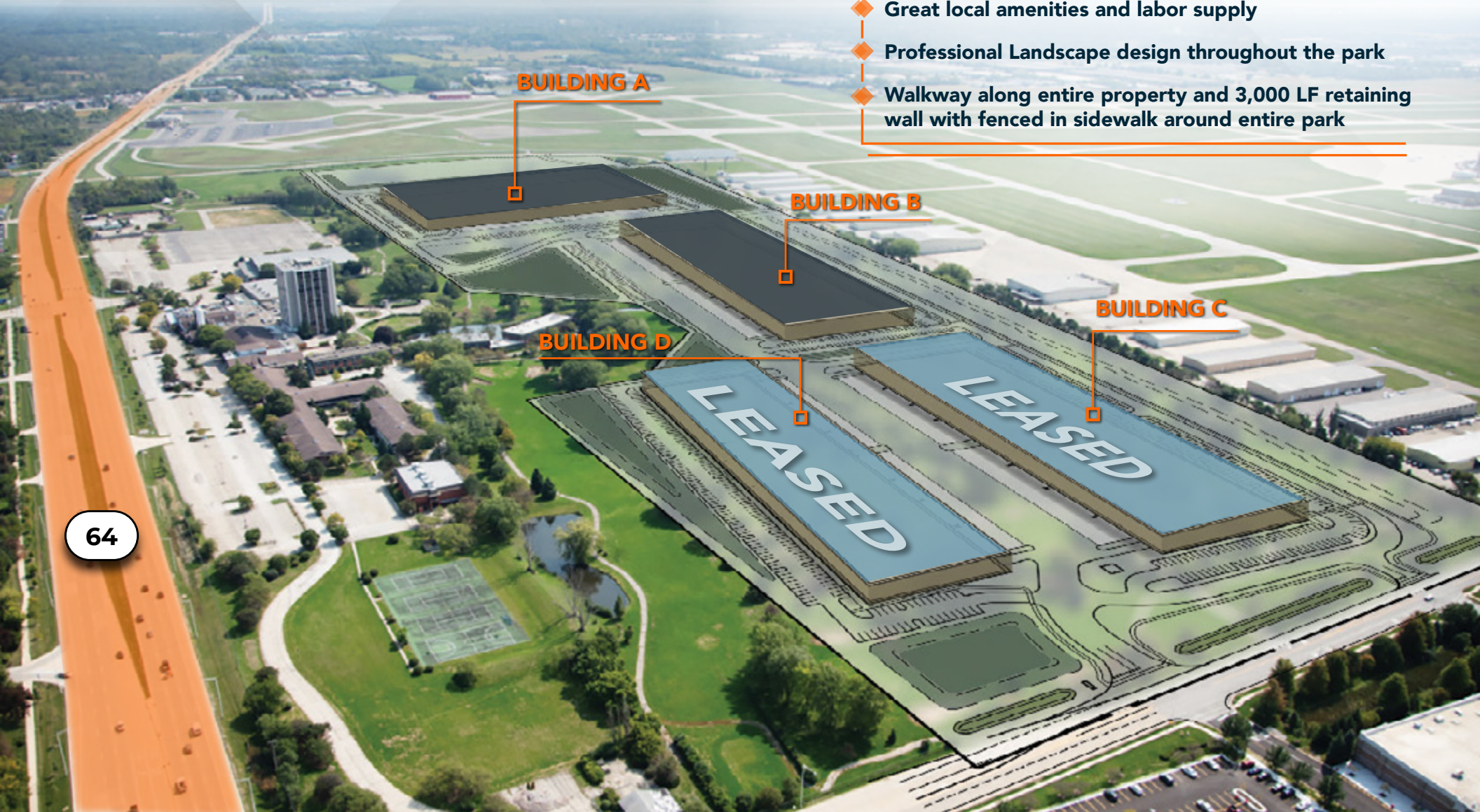
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SITE ADVANTAGES

- ◆ Class A Industrial Park
- ◆ Located in Rapidly Expanding Fox Valley Corridor
- ◆ Great local amenities and labor supply
- ◆ Professional Landscape design throughout the park
- ◆ Walkway along entire property and 3,000 LF retaining wall with fenced in sidewalk around entire park



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BUILDING SPECS



**OFFICE
TO SUIT**



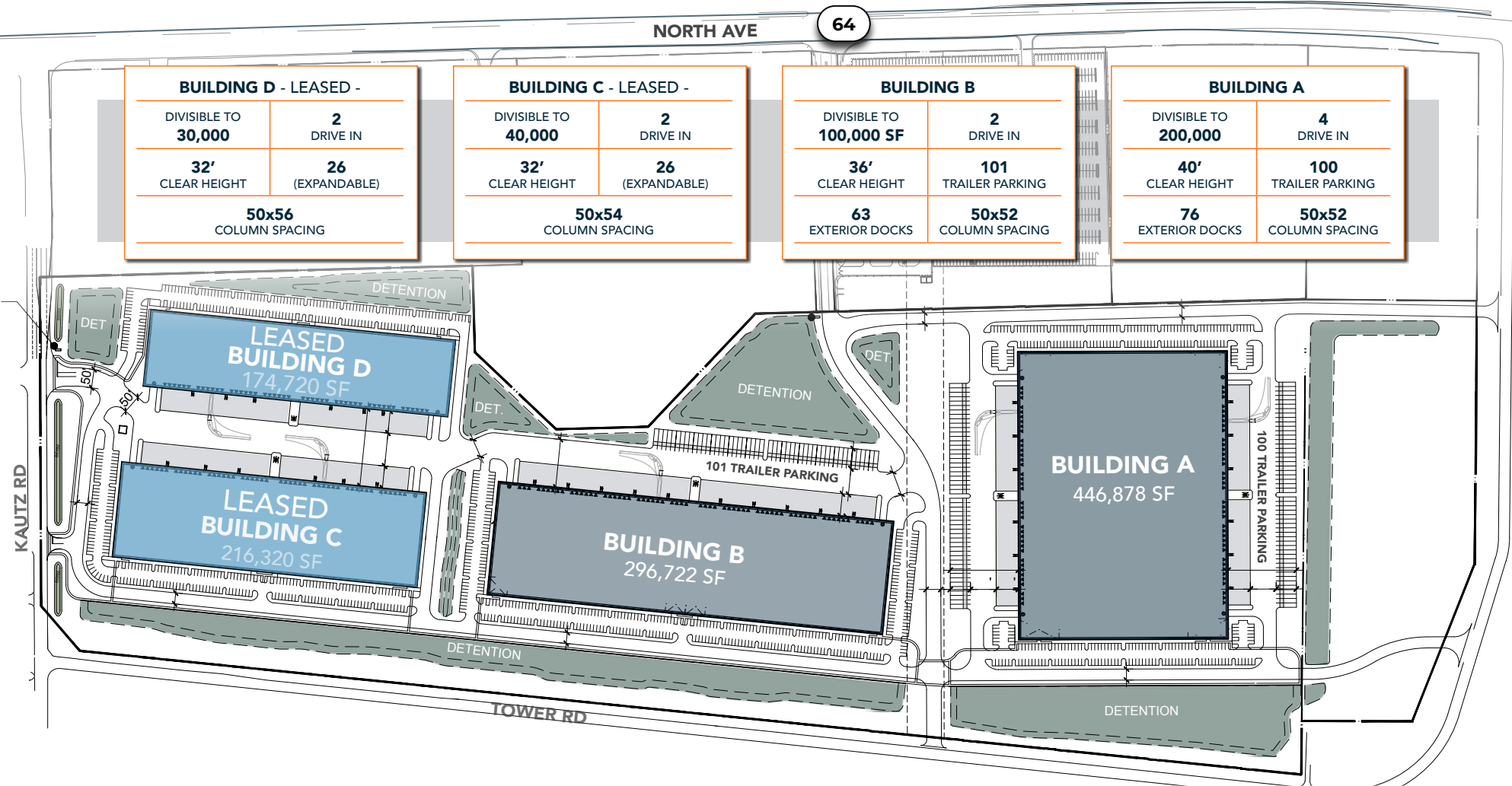
**36' - 40'
CLEAR HEIGHT**



**1.0/1000
AUTO PARKING**



**60'
SPEEDBAYS**



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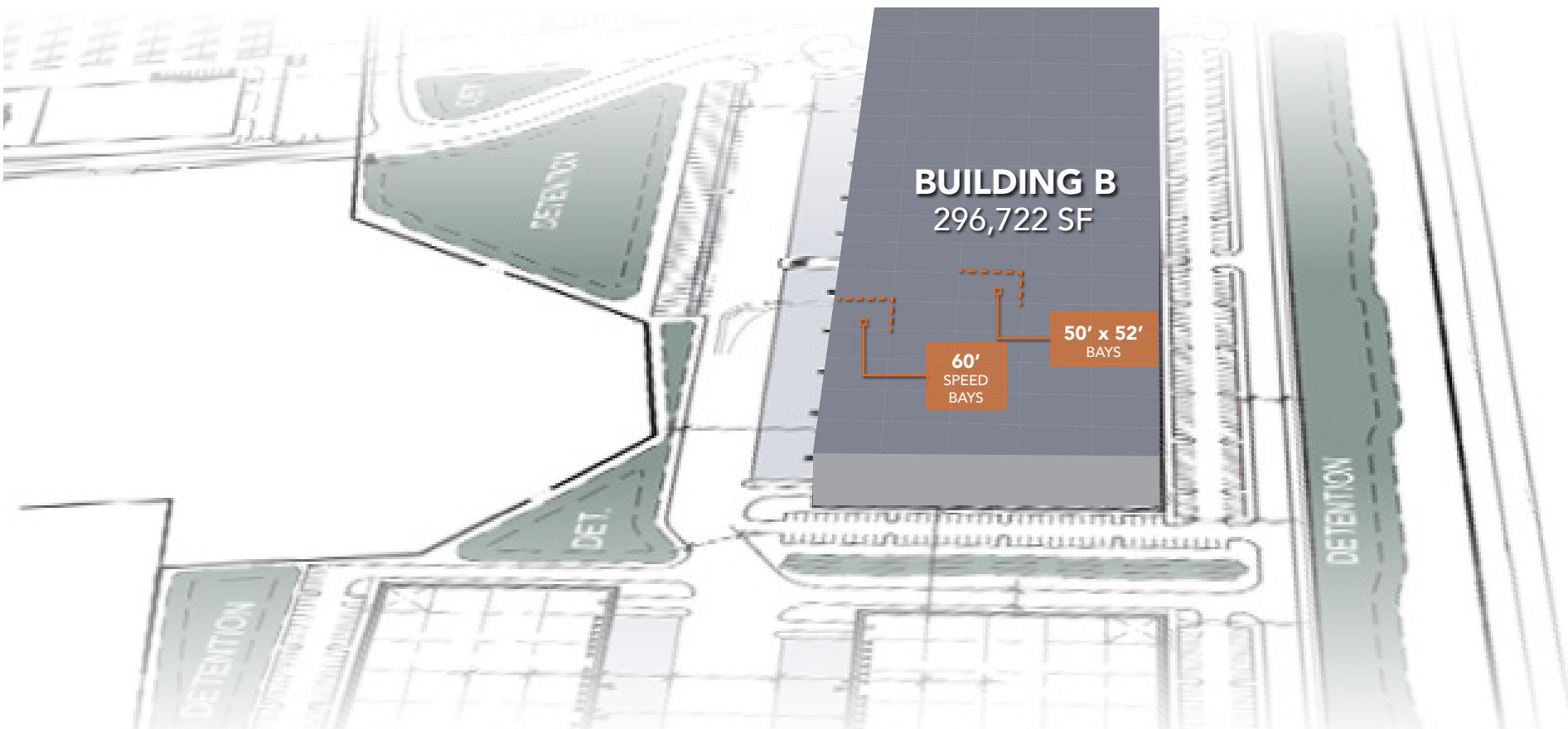
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BUILDING B

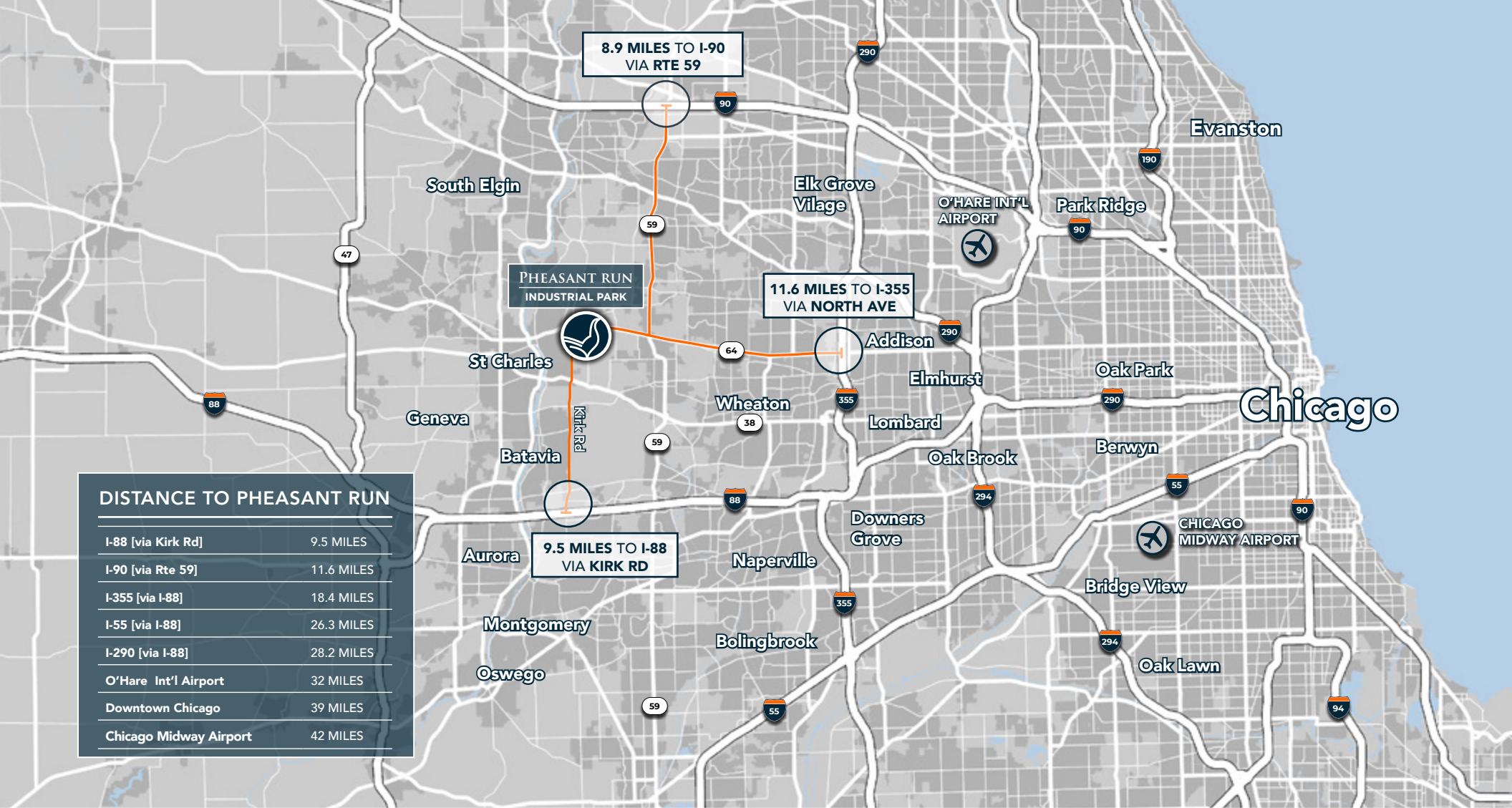
	DIVISIBLE TO	DRIVE IN	CLEAR HEIGHT	EXTERIOR DOCK	COLUMN SPACING
BUILDING B	100,000	2	36'	63	50x52



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