

Foundry Business Park



Office And Warehouse Rental Space

Location:	731 N. 17 th Street, St. Charles, IL 60174
Major Intersection:	One Light North of North Avenue, and Two Blocks East of Randall Road off Dean Street
Park Development:	Development of an Eight Building Industrial Park
Occupancy:	Leasing Now
Designed/Built, Managed, & Maintained By:	Mustang Construction, Inc., On Site Property & Project Management
Building Size:	73,000 Square Feet
Typical Unit Sizes:	1750 SF, 2092 SF, 3138 SF, to 3870 SF
Office Space:	Build-to-Suit Offices with Oak Doors & Windows
Warehouse:	Floor Drains and Wash Sinks
Entrances:	Individual Entrances with Sidelights and Window Line
Dock & Overhead Doors:	All Units w/ Drive In Doors-12' X 14' or 10' X 12', Common Dock with Staging Area
Clear Height:	22' Ceiling Clearance with Warehouse Windows
HVAC:	3-Ton HVAC Rooftop Units & 125,000 BTU Heaters
Parking:	Extra Parking And Ground Space Available
Signage:	Façade Sign Area Available
Communication:	DSL, Fiber Optic, T-1 Line Availability
Utilities:	Separately Metered Utility Services
Power:	100-200 Amps, 3 Phase, 120/208 Volts
Lease Rates:	\$6.95-10.20/SF-Net, for a Base Unit
Taxes & Operating:	\$1.60/SF, Projected 2011
Contact:	Linda Helmold, Property Manager Diana Wolfe, Property & Project Manager

Offered By:
*American Small Business &
Mustang Construction, Inc.*
1805 High Grove Lane
Naperville, IL 60540

*Call today for complete
leasing information!*

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