

**INDUSTRIAL  
BUILDING  
FOR SALE  
OR LEASE**

**±7,305 SF  
ON ±1.84 AC**

Outside  
Storage  
Available

New Parking  
Lot, Roof,  
& HVAC

**MAJOR  
\$ PRICE \$  
REDUCTION**

**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# 344 ST. PAUL BOULEVARD

Carol Stream, IL 60188  
[Property Website](#)

**\* RENOVATIONS COMPLETED / WAREHOUSE EXPANDED \***



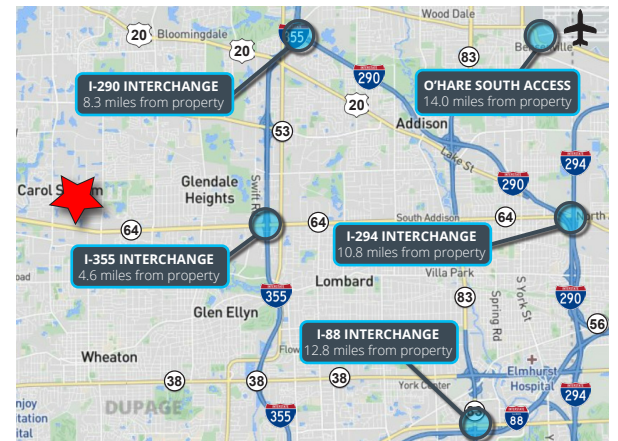
**BROKER INCENTIVE: \$10,000 Bonus for Any Deal Signed in October  
\$5,000 Bonus for Any Deal Signed in November**

## Specifications

- Building Size: ±7,305 SF
- Land Area: ±1.84 AC
- Office Size: ±1,800 SF
- Ceiling Height: 13' Clear
- Loading: 2 Exterior Docks
- Power: 600A 240V 3PH
- Parking: ±50 Cars / ±10 Trailers
- Year Built: 1984
- Construction: Racked Concrete
- Insurance: \$305/Month (2022)
- RE Taxes: \$1,850/Month (2022)
- **Sale Price: ~~\$2,000,000~~ \$1,675,000**
- **Lease Rate: ~~\$12,500~~ \$10,000/Mo Net**

## Highlights

- Outside storage available
- New windows (2024), LED lighting (2024), parking lot (2022), roof (2021), and HVAC (2019)
- Hard-to-find standalone facility ideal for contractors, landscapers, or service companies
- Extremely well-maintained
- Excellent access to I-355 and other major expressways
- Great local labor force



**Joe Karmin, SIOR**  
Executive Vice President  
847.588.5670  
joe.karmin@transwestern.com

**Justin Lerner, SIOR**  
Executive Vice President  
847.588.5665  
justin.lerner@transwestern.com

**Ross Lehrman**  
Vice President  
847.588.5671  
ross.lehrman@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2024 Transwestern.

**INDUSTRIAL  
BUILDING  
FOR SALE  
OR LEASE**

**±7,305 SF  
ON ±1.84 AC**

Outside  
Storage  
Available

New Parking  
Lot, Roof,  
& HVAC

**MAJOR  
\$ PRICE \$  
REDUCTION**

**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# 344 ST. PAUL BOULEVARD

Carol Stream, IL 60188

[Property Website](#)

## FLOOR PLAN



**Joe Karmin, SIOR**  
Executive Vice President  
847.588.5670  
joe.karmin@transwestern.com

**Justin Lerner, SIOR**  
Executive Vice President  
847.588.5665  
justin.lerner@transwestern.com

**Ross Lehrman**  
Vice President  
847.588.5671  
ross.lehrman@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2024 Transwestern.

**INDUSTRIAL  
BUILDING  
FOR SALE  
OR LEASE**

**±7,305 SF  
ON ±1.84 AC**

Outside  
Storage  
Available

New Parking  
Lot, Roof,  
& HVAC

**MAJOR  
\$ PRICE \$  
REDUCTION**

**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# 344 ST. PAUL BOULEVARD

Carol Stream, IL 60188  
[Property Website](#)

## CONCEPTUAL SITE PLAN



**Joe Karmin, SIOR**  
Executive Vice President  
847.588.5670  
joe.karmin@transwestern.com

**Justin Lerner, SIOR**  
Executive Vice President  
847.588.5665  
justin.lerner@transwestern.com

**Ross Lehrman**  
Vice President  
847.588.5671  
ross.lehrman@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2024 Transwestern.

**INDUSTRIAL  
BUILDING  
FOR SALE  
OR LEASE**

**±7,305 SF  
ON ±1.84 AC**

Outside  
Storage  
Available

New Parking  
Lot, Roof,  
& HVAC

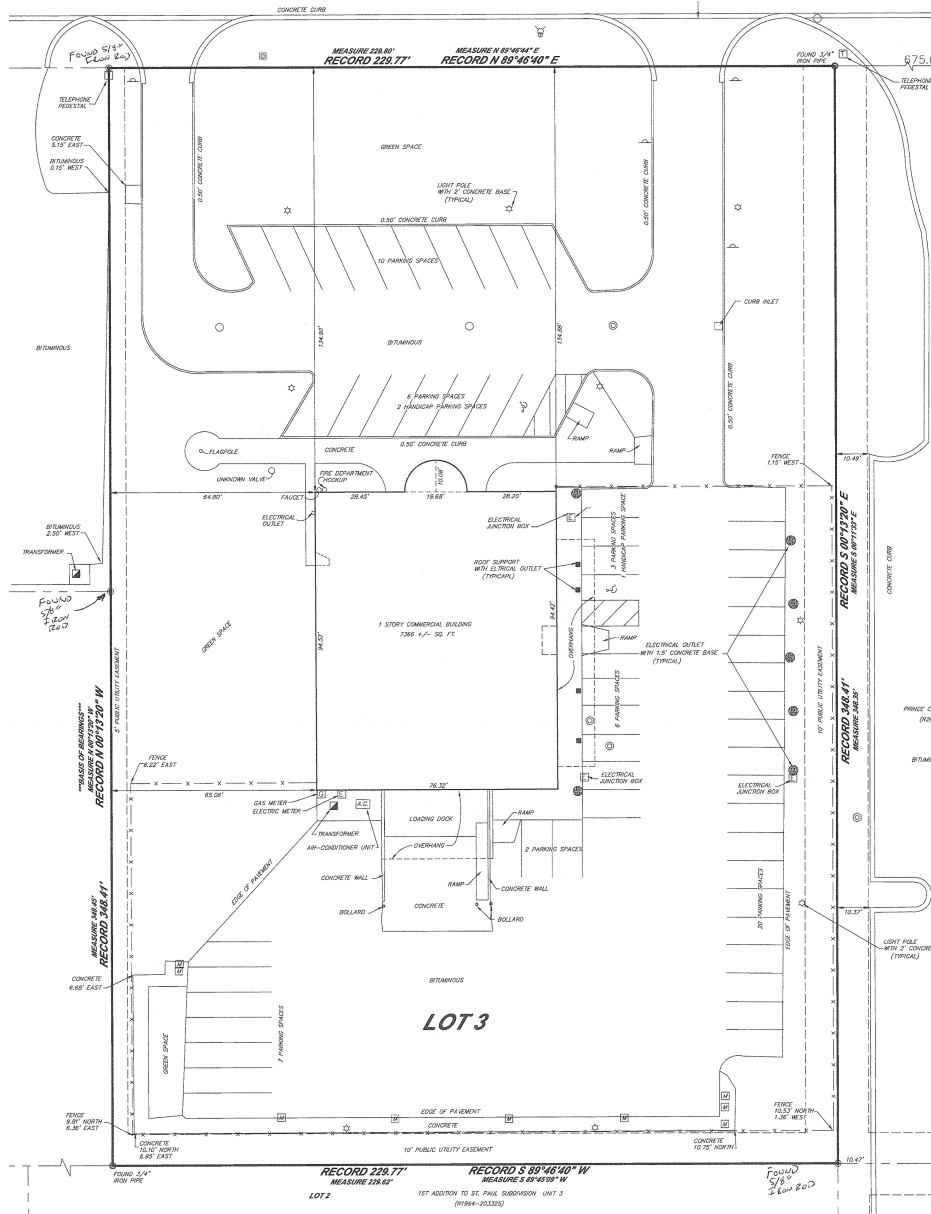
**MAJOR  
\$ PRICE \$  
REDUCTION**

**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# 344 ST. PAUL BOULEVARD

Carol Stream, IL 60188  
[Property Website](#)

## ALTA SURVEY



**Joe Karmin, SIOR**  
Executive Vice President  
847.588.5670  
joe.karmin@transwestern.com

**Justin Lerner, SIOR**  
Executive Vice President  
847.588.5665  
justin.lerner@transwestern.com

**Ross Lehrman**  
Vice President  
847.588.5671  
ross.lehrman@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2024 Transwestern.

**INDUSTRIAL  
BUILDING  
FOR SALE  
OR LEASE**

**±7,305 SF  
ON ±1.84 AC**

Outside  
Storage  
Available

New Parking  
Lot, Roof,  
& HVAC

**MAJOR  
\$ PRICE \$  
REDUCTION**

**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# 344 ST. PAUL BOULEVARD

Carol Stream, IL 60188  
[Property Website](#)

## PROPERTY PHOTOS



**Joe Karmin, SIOR**  
*Executive Vice President*  
847.588.5670  
joe.karmin@transwestern.com

**Justin Lerner, SIOR**  
*Executive Vice President*  
847.588.5665  
justin.lerner@transwestern.com

**Ross Lehrman**  
*Vice President*  
847.588.5671  
ross.lehrman@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2024 Transwestern.

**INDUSTRIAL  
BUILDING  
FOR SALE  
OR LEASE**

**±7,305 SF  
ON ±1.84 AC**

Outside  
Storage  
Available

New Parking  
Lot, Roof,  
& HVAC

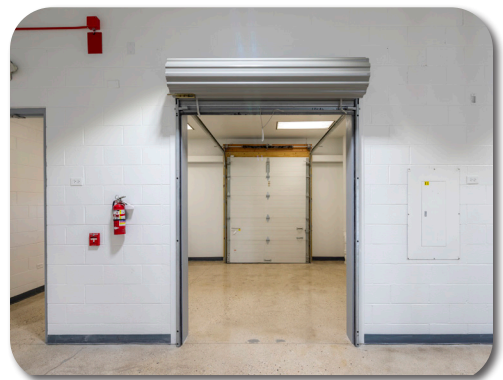
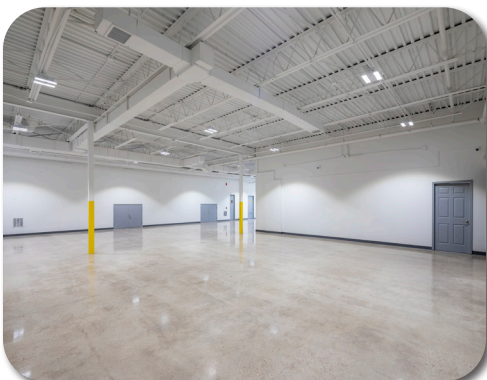
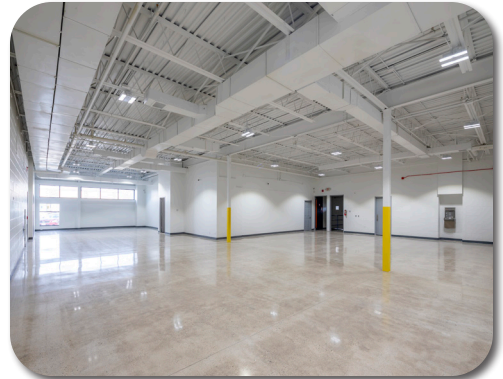
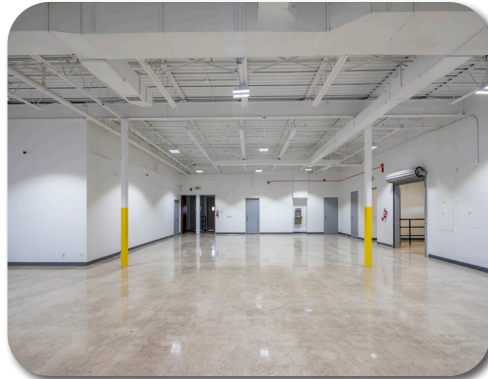
**MAJOR  
\$ PRICE \$  
REDUCTION**

**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# 344 ST. PAUL BOULEVARD

Carol Stream, IL 60188  
[Property Website](#)

## PROPERTY PHOTOS



**Joe Karmin, SIOR**  
*Executive Vice President*  
847.588.5670  
joe.karmin@transwestern.com

**Justin Lerner, SIOR**  
*Executive Vice President*  
847.588.5665  
justin.lerner@transwestern.com

**Ross Lehrman**  
*Vice President*  
847.588.5671  
ross.lehrman@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this information is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2024 Transwestern.