

- MAJOR RATE REDUCTION -

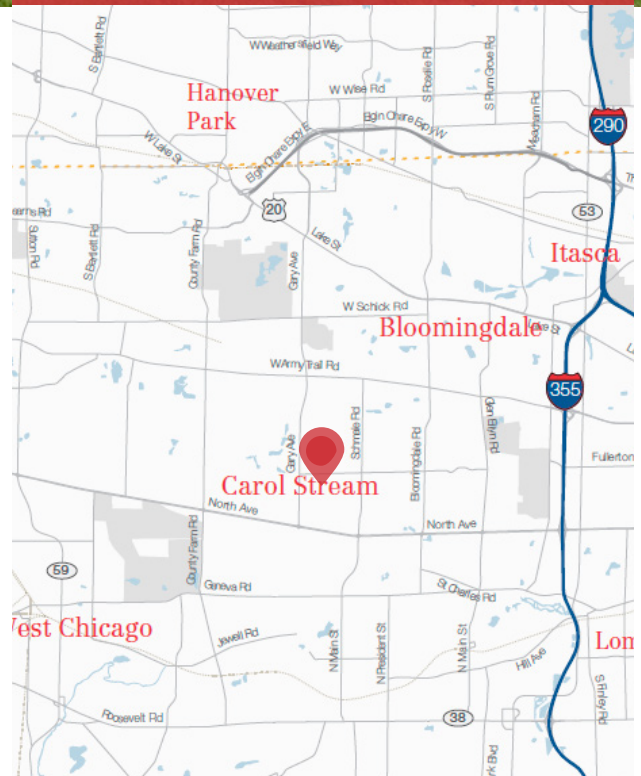
±51,135 SF Available for Sale or Lease

341-343 ST PAUL BOULEVARD, CAROL STREAM, ILLINOIS



PROPERTY DETAILS

AVAILABLE BUILDING	±51,135 SF
YEAR BUILT	1980
CONSTRUCTION	MASONRY
LAND AREA	1.99 ACRES
OFFICE AREA	
1ST FLOOR	±7,405 SF
2ND FLOOR	±13,664 SF
CLEAR HEIGHT	21'
DOCKS	1 EXTERIOR
CAR PARKING	65 SPACES
2017 RE TAXES	\$54,798
ASKING LEASE RATE	\$27,000 GROSS/MONTH \$16,000 GROSS/MONTH
ASKING SALE PRICE	\$3,200,000



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ON 1.99 ACRES



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PROPERTY HIGHLIGHTS

- Heavy office
- Ample parking
- Rare central DuPage location
- DuPage County real estate taxes
- Minutes from 4-way interchange at North Avenue and I-355

Josh Will

630 317 0794
jwill@hiffman.com

Joe Bronson

630 317 0725
jbronson@hiffman.com

Aimee Goudas

630 317 0714
agoudas@hiffman.com