

St. Charles Industrial Occupancy Report
City of St. Charles & St. Charles Business Alliance
January 2025

The St. Charles Industrial Occupancy Report was compiled by the City of St. Charles Economic Development staff and the St. Charles Business Alliance and presents data collected from December 2024. The goal of this report is to provide City Council and City staff with data to assist in making informed policy decisions and managing city operations.

I. OBJECTIVES, DEFINITIONS, SCOPE, AND PROCESS

A. Key objectives of the Report

- **Assessing the Industrial Business Occupancy Rate:** Establish the occupancy rate for the industrial and manufacturing business zones to compare business activity with similar cities.
- **Identifying Vacant Properties:** Locate vacant properties available for occupancy or redevelopment, particularly those not publicly listed for sale or lease but still potentially available.

B. Occupancy Definitions

- **Vacant Property:** A commercial industrial and manufacturing-zoned building that is currently unoccupied, not in use, or does not have an active lease with a business or tenant. A vacant property is also identified as available for sale or lease, by the property ownership, despite being actively marketed as such.
- **Occupied Property:** A commercial industrial and manufacturing-zoned building that is currently in use with tenants or a business. An occupied property is also a space that is used in some capacity making it unavailable for a traditional business. For example, a space that is being utilized for storage for a business.
- **Partially Vacant Property:** A commercially zoned building that can hold multiple tenants and currently has a unit or units unoccupied.

C. Scope of the Analysis and Industrial Report Area

Below is the description and criteria for the scope of this analysis, referred to as the Industrial Report Area in this report.

- The area of the analysis is primarily based on the industrial zones on the east and west side of the Fox River. However, certain properties were included or omitted based on proximity to the zones or based on meeting the criteria to be classified as an industrial and/or manufacturing business.
- This report is limited to commercial space and does not include residential buildings, governmental offices, parking lots or parking structures.

- The data collected is only for first floor commercial space and does not include upper floor occupancy.

D. Data Collection Process

Building square footage was primarily obtained from the City of St. Charles GIS department and records. In certain circumstances where records were not available or buildings where subdivided and square footage was unknown, Costar was utilized.

Occupancy was primarily confirmed via visual inspection, however, google maps and online resources were utilized to confirm uses.

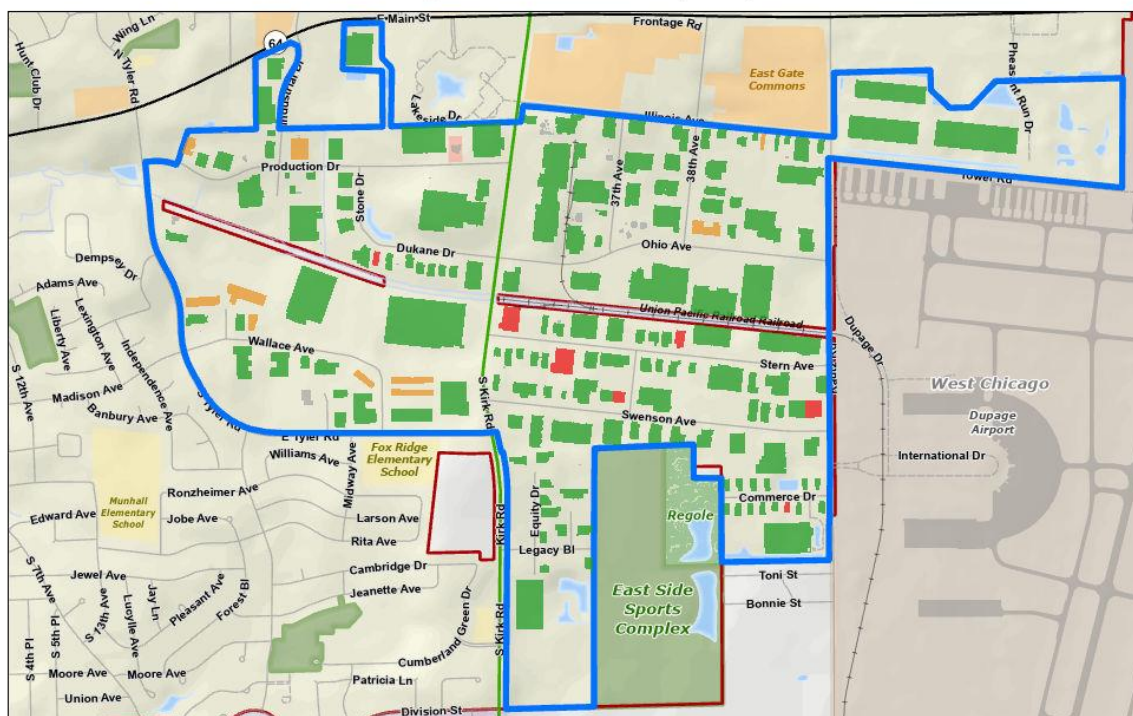
II. RESULTS

A. Overall Occupancy- East and West Side

In total, St. Charles has approximately 9,296,760 square feet of commercial industrial and manufacturing space with an occupancy rate of 98%. The total vacant square feet is 177,121 or 2%. On the East Side of the Fox River, there is a total of 8,741,457 square feet or 98% occupied and 172,771 square feet or 2% vacant. On the West Side of the River, there is a total of 555,303 square feet or 99% occupied and 4,350 square feet or 0.78% vacant.

Map A & B shows the occupied, vacant, and partially vacant properties. Map A & B can also be available online at: <https://share-open-data-stcharlesil.hub.arcgis.com/apps/aff7a03c0ab243288d49e399c6c2f2d4/explore>

Map A: East Side Occupancy



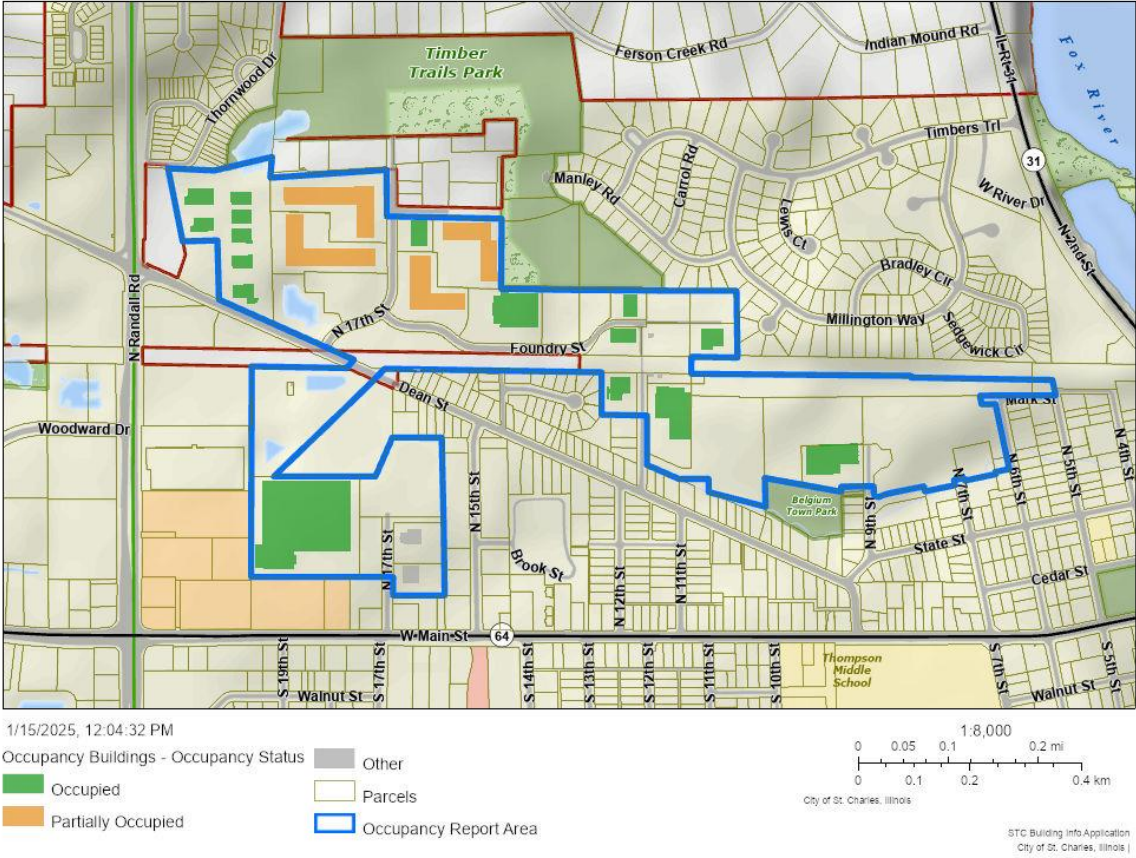
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Occupancy Buildings - Occupancy Status

■ Occupied	■ Vacant
■ Partially Occupied	■ Other
■ Occupancy Report Area	

0 0.13 0.25 0.5 mi
0 0.2 0.4 0.8 km
City of St. Charles, Illinois

Map B: West Side Occupancy



B. Vacant Property Narrative – Vacancies of Note

There are 18 vacant buildings in the Industrial Area Report, totaling 177,121 square feet. Below is a list of the vacancies of note, which is any vacant property with more than 12,000 square feet.

1. **610 S. Kirk Road – 60,129 SF:** This building, previously occupied by Uniphase Inc., is currently unoccupied. Uniphase moved from this location to 425 38th Avenue in St. Charles. It is currently not listed for sale or lease.
2. **3950-3980 Swenson Avenue – 47,343 SF:** This was formerly occupied by Boeing Distribution & Strata Tac. This property is currently for lease by CBRE.
3. **2541 Dukane Drive – 13,346 SF:** This was formerly occupied by Mar-Fre Manufacturing Company. It is not currently listed on costar or for lease.

Appendix A. East Side of the Fox River

Address	Street Number	Business Name	Approx. Sq. Ft.	Vacant Sq. Ft.
425	37th Ave	Bema Print	104,868	
417	37th Ave	Westrock	30,932	
455	37th Ave	Elite Extrusion Technology	11,242	
435	37th Ave	West Valley Graphics	7,749	
320	37th Ave	United Laboratories Inc	73,601	
420	37th Ave	Compact Industries, Inc.	43,988	
425	38th Ave	Uniphase Inc.	48,896	
410	38th Ave	Kabat American	24,552	
420	38th Ave	American Powder Coatings Inc	41,510	
406	38th Ave	Microplastics	48,923	
392	38th Ave	Tek Pak Inc.	23,494	
901	Aqualand Way	Aquascapes	197,065	
3805	Commerce Drive	A.B. Zenco Welding Inc.	8,707	
3825	Commerce Drive	Barrington Motor Sales RV	10,707	
3855	Commerce Drive	DML Solutions	10,641	
3875	Commerce Drive	Specialty Graphics Supply	10,904	
3905	Commerce Drive	ForgeTeck	8,153	
3935	Commerce Drive	Vacant	8,535	8,535
3955	Commerce Drive	InCon Process Systems, LLC	10,238	
3985	Commerce Drive	Eagle Engraving Inc.	12,218	
3830	Commerce Drive	Barrington Motor Sales RV	10,230	
3860	Commerce Drive	Unique Products	11,369	
3890	Commerce Drive	Systems Powered Manufacturing	10,951	
3960	Commerce Drive	ICT Power USA	9,239	
3990	Commerce Drive	DuPage Lighting Inc.	8,788	

3800	Commerce Drive	Voestalpine	11,043	
883	Enterprise Ct	Doran Scales	20,361	
884	Enterprise Ct	Signature Production Corp	13,776	
941	Enterprise Ct	MBS	18,216	
940	Enterprise Ct	"Save"ty Yellow Products	18,762	
841	Equity Drive	Timberbuilt	18,313	
860	Equity Drive	Showmat	13,405	
882	Equity Drive	Turbojet Partners	15,646	
902	Equity Drive	Prime Label Group	25,807	
942	Equity Drive	Tek Pak, Inc. - R+D Facility	10,482	
840	Equity Drtive	Shars Tool Co.	21,900	
3655	Illinois Ave	Interplastics Company LLC	34,157	
3700	Illinois Ave	Creative Millwork	25,211	
3701	Illinois Ave	Injection Molding	31,136	
3813	Illinois Ave	K&L Freight Management Inc	6,712	
3815	Illinois Ave	Pyramind Fab & Finish	48,189	
3805	Illinois Ave	Eagle Environmental Consultants	10,555	
3807	Illinois Ave	Riggs Brothers Auto Tops	6,482	
3803	Illinois Ave	Melt Design Inc.	11,993	
3755	Illinois Avenue	Doctors Data	45,583	
445	Kautz Rd	Lechler, Inc.	44,069	
345	Kautz Road	Perfect Plastic Printing Corp	98,966	
311	Kautz Road	Perfect Plastic Printing and Queen of the America's Guild	12,233	
707	Kautz Road	Tek Pak, Inc.	34,373	
250	Kautz Road	Crossway Distribution	172,913	
290	Kautz Road	SAI	216,353	
3455	Legacy Blvd	Goldfish Swim School	9,138	
3555	Legacy Blvd	Addison Clearwave Coatings	13,068	
3620	Ohio Ave	Elite Extrusion Technology/Bema Print	71,462	
3750	Ohio Ave	Itasca Plastics	81,029	
3850	Ohio Ave	Bison Gear & Engineering Corporation	116,810	
3840	Ohio Ave	Prolong Surface Technologies	16,004	
3830	Ohio Ave	Contel Inc	15,896	
3655	Ohio Ave	Ark Technologies	68,050	
3709	Ohio Ave	Nidec Mobility America	268,327	
3415	Ohio Ave	Core & Main	51,936	
3825	Ohio Ave	System Sensor	160,166	
3945	Ohio Ave	Compact Industries, Inc.	219,691	
1200	Rukel Wy	AJR Specialty Products	180,470	

410	S Kirk Road	Smithfield	331,699	
415	38th Avenue	Sedwall Manufacturing	20,369	
310	S Kirk Road	Cain Tubular Products	15,619	
610	S Kirk Road	Vacant	60,129	60,129
3555	Stern Ave	Schaffer Tool & Design, Inc.	14,947	
3626	Stern Ave	RR Donnelly	87,060	
3550	Stern Ave	DSS Inc.	16,438	
3627	Stern Ave	Foreman Tool & Mold	30,621	
3575	Stern Ave	MSI Products	69,478	
3515	Stern Ave	Alpine Demolition Services	10,228	
3545	Stern Ave	Enginuity	14,868	
3455	Stern Ave	Gateway Glazing, Inc.	16,143	
3415	Stern Ave	Gerber Collision	8,260	
3632	Stern Ave	Dickey Manufacturing	50,228	
3810	Stern Ave	Wise Plastics	100,743	
3950	Stern Ave	Canna Carton	73,486	
3720	Stern Ave	Duratherm Processing Systems	17,554	
3730	Stern Ave	Polytec Plastics Inc	16,030	
3740	Stern Ave	Skyline Plastering	19,996	
3750	Stern Ave	Vacant	22,525	
3940	Stern Ave	Welding Material Services, Inc.	75,738	
3825	Stern Ave	Form Plastics	59,568	
3845	Stern Ave	NP Food Service Sales	54,090	
3755	Stern Ave	Royal Coach LTD	10,009	
3745	Stern Ave	Sterling Systems	20,607	
3725	Stern Ave	Creative Concepts Fabrication	12,335	
3915	Stern Ave	Labels & Specialty Products LLC	23,949	
3925	Stern Ave	HFI Manufacturing	61,471	
3945	Stern Ave	Elegant Presentation	23,948	
615	Stetson Ave	Chicago Mold Engineering Co., Inc.	49,254	
620	Stetson Ave	OSG USA	95,644	
612	Stetson Ave	UV Technologies	21,150	
3485	Swenson Ave	HRB Industries	8,144	
3489	Swenson Ave	Bevstream Corp	10,934	
3491	Swenson Ave	McNally's Heating and Cooling	14,484	
3480	Swenson Ave	Genesis Automation Inc.	43,200	
3620	Swenson Ave	O'Brien Corporation	64,368	
3520	Swenson Ave	Schramm Construction Corporation	14,245	
3540	Swenson Ave	One Hour Heating & Air Conditioning	5,890	

3450	Swenson Ave	River City Church	14,822	
3483	Swenson Ave	A Plus Electric Motor Repair Inc.	10,483	
3635	Swenson Ave	Bradley Coatings	65,198	
3605	Swenson Ave	Thieme Corporation	56,703	
3625	Swenson Ave	FC Lighting/Lighting Innovations	57,032	
3451	Swenson Ave	Omnitronix Corporation	26,156	
3850	Swenson Ave	Foreman Tool & Mold	27,846	
3870	Swenson Ave	A&C Mold Company	24,767	
3940	Swenson Ave	Industrial Drying Solutions	15,576	
3945	Swenson Ave	Tiger Drylac	104,598	
3725	Swenson Ave	Xstreme Sports Nutrition	27,117	
3755	Swenson Ave	The Fun Ones Party Rental	34,404	
3715	Swenson Ave	AO	34,125	
3705	Swenson Ave	AO	20,311	
3855	Swenson Ave	Tiger Drylac	45,486	
3865	Swenson Ave	Tiger Drylac	20,443	
701	S. Kirk Road	Advance Lifts	120,969	
1855	Wallace Avenue	PDQ Supply Inc	68,113	
1835	Wallace Avenue	Pure Essential Supply, Inc.	10,148	
1720	E Tyler Road	Great Lakes Specialty Metals	24,393	
710	Columbia Ct	Igarashi Motors, LLC	20,846	
707	Columbia Ct #101	Money Mailer of Fox River Valley	15,003	
1775	Wallace Ave	Norman Lamps	42,501	
1755	Wallace Ave	Polytech Industries Inc.	16,581	
1745	Wallace Ave	School Nurse Supply	57,793	
1735	Wallace Ave	Chicago Coding Systems	70,562	
675	Sidwell Ct	Clarke Mosquito Control	27,331	
1750	Wallace Ave	RR Donnelly - Business Communications	276,660	
609	S. Kirk Road	RR Donnelly - Signage and Displays	502,065	
2891	Dukane Dr	Caliber Collision	12,141	
2851	Dukane Dr	Kohlert Manufacturing Corporation	11,978	
2751	Dukane Dr	Proel Inc	13,824	
2701	Dukane Dr	Vons Electric	11,997	
2651	Dukane Dr	Dec Tool Corporation	14,222	
2551	Dukane Dr	Complete Mechanic Service	15,599	
2541	Dukane Dr	Vacant	13,346	13,346
2531	Dukane Dr	InterCo Print	38,485	
417	Stone Dr	Endeavor Technologies	30,097	
411	Stone Dr	Premium Concrete	33,150	

405	Stone Dr	Comet Roll & Machine Co.	31,949	
2525	Production Dr	Unknown - Occupied	9,561	
2515	Production Dr	Bearing Headquarters	4,087	
315	Industrial Dr	Indoor Air HVAC Inc.	6,250	
550	Industrial Dr	Ryder Transportation Services	6,362	
2445	Production Dr	Sun Chemical Corporation	93,207	
600	Industrial Dr	Sunbelt Rentals	146,095	
2020	Production Dr	AT&T	39,560	
1840	Production Dr	Diamond Spray Painting	20,511	
2440	Production Dr	Obrien Document Solutions	19,893	
2530	Production Dr	Alps Wire Rope Corporation	40,456	
2850	Production Dr	Pactiv	317,184	
2900	Dukane Dr	Dukane Corporation	329,826	
205	Industrial Dr	RW Rogers	82,344	
105	Industrial Dr	RW Rogers	44,987	
510	S Tyler	Ryder Truck Rental	24,501	
2601	E. Main Street	Warwick Publishing	117,806	

Appendix Ab: Multi-tenant on the East Side

Address	Street Number	Unit #	Business Name	Approx. Sq. Ft.	Vacant Sq. Ft.
1820	Wallace Avenue		Whole Building	34,344	
1820	Wallace Avenue	101, 102, 103	Storage		
1820	Wallace Avenue	104	Sail & Anew		
1820	Wallace Avenue	105	Media 360		
1820	Wallace Avenue	106	Storage		
1820	Wallace Avenue	107	GR Food Service		
1820	Wallace Avenue	108	Conrardy Co.		
1820	Wallace Avenue	109	Kenneth Allen Company, INC.		
1820	Wallace Avenue	110,111,112	Storage		
1820	Wallace Avenue	113	Allstar Pet Grooming		
1820	Wallace Avenue	114	Mid Oak Hoes		
1820	Wallace Avenue	115 & 116	Elite Carwash		
1820	Wallace Avenue	117 & 118	American Painting LLC		
1820	Wallace Avenue	119	Unknown - occupied		
1820	Wallace Avenue	120	Johnson Water Conditioning & Cooling		
1820	Wallace Avenue	121	Rubbish Renewed		
1820	Wallace Avenue	122 + 123	Vacant		1,000

1820	Wallace Avenue	124	Unknown - occupied		
3710-3724	Illinois Ave		Whole Building	31,246	
	Illinois Ave	3710	Taag		
	Illinois Ave	3712	Enthusiast Auto Detailing		
	Illinois Ave	3714	Fully Promoted		
	Illinois Ave	3716 & 3718	Renfert USA		
	Illinois Ave	3720	Beth Fowler School of Dance		
	Illinois Ave	3724	Integreat Technology Solutions		
	Illinois Ave	3726 & 3728	Metalloy		
3820	Ohio Ave		Whole Building	46,514	
	Ohio Ave	1 & 2	Falcon Crest Aviation Supply		
	Ohio Ave	3	Savvy Etail		
	Ohio Ave	4	Unknown Tenant		
	Ohio Ave	6,7	Mako Mold Corp.		
	Ohio Ave	8,9	Aerapy		
	Ohio Ave	10	Thrive Fitness		
	Ohio Ave	12 + 14	Unknown Tenant		
	Ohio Ave	15	Lancaster Bingo Co.		
	Ohio Ave	16	Tandem Industries		
	Ohio Ave	17+18	Pointing Inks		
3950-3980	Swenson Ave		Whole Building		
3950	Swenson Ave		Boeing Distribution	40,555	
3980	Swenson Ave		Vacant		47,343
3654-3666	Swenson Ave		Whole Building	38,000	
3654 - 3664	Swenson Ave		TRM Service		
3666	Swenson Ave		Vacant		9,190
3668	Swenson Ave		Vacant		9,000
1900	E Tyler Road		Whole Building	79,529	
1900	E Tyler Road	600	ServPro of St. Charles/Geneva/Batavia		
1900	E Tyler Road	500	EP3 Motorsports		
1900	E Tyler Road	400	Unique Party Rental		
1900	E Tyler Road	300	Aura Athletics		
1900	E Tyler Road	100 & 200	Sun Mechanical Systems		
1900	E Tyler Road	700	Level Up Athletics		
1900	E Tyler Road	800	Structure		
1900	E Tyler Road	900 & 1000	Tradeshaw Network Marketing Group		

1830	Wallace Ave		Whole Building	34,389	
1830	Wallace Ave	201	Storage		
1830	Wallace Ave	202	North Pole Magic		
1830	Wallace Ave	203	Maxwell Enterprises		
1830	Wallace Ave	204	BT Premiere Plumbing Inc.		
1830	Wallace Ave	206 & 207	Unknown Tenant		
1830	Wallace Ave	208	Primetime Painting		
1830	Wallace Ave	209 & 210	Unknown Tenant		
1830	Wallace Ave	211	Rug Maker's Inc.		
1830	Wallace Ave	212	Unknown Tenant		
1830	Wallace Ave	213	Unknown Tenant		
1830	Wallace Ave	214	Vacant		1,000
1830	Wallace Ave	215	Renaissance Build & Design		
1830	Wallace Ave	216	Precision Automotive Reconditioning		
1830	Wallace Ave	217	Titan Plumbing		
1830	Wallace Ave	218	Integrated Green Force LLC		
1830	Wallace Ave	219	Unknown Tenant		
1830	Wallace Ave	220	Autonomous Home		
1830	Wallace Ave	221 & 222	Unknown Tenant		
1830	Wallace Ave	223	ACO Manufacturing Inc.		
1830	Wallace Ave	224	Hayes Auto Body		
1815	Wallace Ave		Whole Building	20,706	
1815	Wallace Ave	301	Villoria Services		
1815	Wallace Ave	302	Paint Recon		
1815	Wallace Ave	303	Keystone		
1815	Wallace Ave	305	St. Charles Garage		
1815	Wallace Ave	306	Coated Car Parts		
1815	Wallace Ave	307	Storage		
1815	Wallace Ave	308	Evergreen Storage		
1815	Wallace Ave	309	Coly King		
1815	Wallace Ave	310 & 311	Soapy Suds		
1815	Wallace Ave	312	Storage		
1815	Wallace Ave	313	Private		
601	Sidwell Ct		Whole Building	41,259	
601	Sidwell Ct	A	Unknown Tenant		
601	Sidwell Ct	B	Unknown Tenant		
601	Sidwell Ct	C	Unknown Tenant		
601	Sidwell Ct	D	Unknown Tenant		
601	Sidwell Ct	F	Unknown Tenant		

601	Sidwell Ct	G	One Source		
601	Sidwell Ct	H	Storage		
601	Sidwell Ct	I, J, k	Euroquipe		
601	Sidwell Ct	L	American Highway Logistics		
601	Sidwell Ct	M	Storage - Motor Cycle Museum		
601	Sidwell Ct	N	VendPro		
601	Sidwell Ct	O	Dean's Repair & Performance		
601	Sidwell Ct	p	Carbco After Dark		
601	Sidwell Ct	O	Midwest Tint & Vinyl		
601	Sidwell Ct	R, S, T	Vacant		3,000
1820	Production Dr		Whole Building	16,463	
1820	Production Dr		Wellis Inc		
1820	Production Dr		Microplastics Inc		
1820	Production Dr		MEA Paintworks		
1820	Production Dr		Glosswere		
1820	Production Dr		JMS Tuned		
1820	Production Dr		Vacant		6,213
602	Sidwell Ct		Whole Building	67,746	
602	Sidwell Ct	A	RSA Inc		
602	Sidwell Ct	B	Unknown Tenant		
602	Sidwell Ct	C	Shipping and Receiving - St. Charles CUSD 303		
602	Sidwell Ct	D	Unknown Tenant		
602	Sidwell Ct	E	Unknown Tenant		
602	Sidwell Ct	F	American Hobbies & Merchandising		
602	Sidwell Ct	G	American Hobbies & Merchandising		
602	Sidwell Ct	H	American Hobbies & Merchandising		
602	Sidwell Ct	I & N &)	Rx Automobile		
602	Sidwell Ct	J	K A and Associates LLC		
602	Sidwell Ct	K	Prairie Pipping Inc		
602	Sidwell Ct	L	Storage		
602	Sidwell Ct	M	Storage		
602	Sidwell Ct	P	Center Line Models		
602	Sidwell Ct	Q	Center Line Models		
602	Sidwell Ct	R	Performance Heating & Air		
602	Sidwell Ct	S, T	Unknown Tenant		
602	Sidwell Ct	U&V	Hairy Ant		
602	Sidwell Ct	W	Black Label Auto Detailing		

602	Sidwell Ct	X	Unknown Tenant		
602	Sidwell Ct	Y	Shipping and Receiving - St. Charles CUSD 303		
1720	Wallace Ave			20,000	
1720	Wallace Ave	A	Steiner Electric Company		
1720	Wallace Ave	B	Antares Health Products Inc		
1730	Wallace Ave			18,758	
1730	Wallace Ave	A	Communications Direct Inc.		
1730	Wallace Ave	B	Vacant		9,000
555	S. Kirk Road			62,400	
555	S. Kirk Road	D	Kristel Display Corp.		
555	S. Kirk Road	C	Valley Fire Protection & Plumbing		
2500	Production Dr			46,540	
		A	EnduraDuct LLC		
		B	Vacant		3,000
3540	Stern Ave			14,975	
		101	Ideal Electric Contractors, Inc.		
		102, 106, 107	Classic Fasteners LLC		
		103	Unknown - Occupied		
		104	Unknown - Occupied		
		105	Storage - Occupied		
		110	Sajjan		
		109	3 Step Fitness		
		108	WM Wright Associates Inc.		
3809	Illinois Ave			14,975	
		100 & 300	Promise Church - #300, Kwak Brothers-#100	9,742	
		200	Vacant	2,015	2,015
3811	Illinois Ave			14,975	
		200&300	Unknown Tenant	7,000	
		100	Telepro Inc.	3,000	
Total	Appendix A & Ab:			8,741,457	172,771

Appendix B: West Side of the Fox River

Address	Street	Business Name	Approx. Sq. Ft.	Vacant Sq. Ft.
315	N 9th Street	Majic Plastic	48,195	
602	N 12th Street	All States Inc.	52,380	

625	N 12th Street	Kane Construction	15,055	
1041	Trine Ct	Trine Construction & York Utility	14,867	
1214	Foundry Street	Fix Auto Fox Valley	10,763	
1207	Foundry Street	Excel Automotive Repair	12,158	
1400	Foundry Street	Sportsplex	52,919	
750	N 17th Street	Heartland Beverage	15,091	
1890	Dean Street	Thor Painting & Cooling	9,360	
1880	Dean Street	Ruffner's Luxury Pet Boarding Inc.	10,147	
1870	Dean Street	Hyperion Creek LLC	10,175	
1860	Dean Street	Riverlands Brewing Co.	9,944	
1850	Dean Street	Malcor Roofing	6,681	
1920	Dean Street	Fieldhouse by the Fox & Tri-City Boxing	10,275	
1930	Dean Street	St. Charles CDJR Repair Shop	15,892	
315	N 9th Street	Majic Plastic	48,195	
602	N 12th Street	All States Inc.	52,380	
625	N 12th Street	Kane Construction	15,055	
1041	Trine Ct	Trine Construction & York Utility	14,867	
1214	Foundry Street	Fix Auto Fox Valley	10,763	
1207	Foundry Street	Excel Automotive Repair	12,158	
1400	Foundry Street	Sportsplex	52,919	
750	N 17th Street	Heartland Beverage	15,091	
1890	Dean Street	Thor Painting & Cooling	9,360	
1880	Dean Street	Ruffner's Luxury Pet Boarding Inc.	10,147	
1870	Dean Street	Hyperion Creek LLC	10,175	
1860	Dean Street	Riverlands Brewing Co.	9,944	
1850	Dean Street	Malcor Roofing	6,681	
1920	Dean Street	Fieldhouse by the Fox & Tri-City Boxing	10,275	
1930	Dean Street	St. Charles CDJR Repair Shop	15,892	

Appendix Ba: Multi-tenant on the West Side

Address	Street	Unit #	Business Name	Approx. Sq. Ft.	Vacant Sq. Ft
731	N 17th Street		Full Building - Sq Ft	72,504	
731	N 17th Street	1	Vacant		1,000
731	N 17th Street	3&5	Mike's Golf Center		
731	N 17th Street	7	Ace Vision Ultrasound		
731	N 17th Street	10	Core FSN		
731	N 17th Street	11	Storage		
731	N 17th Street	16	Two Inspire you		
731	N 17th Street	19	Midwest Cabinet		
731	N 17th Street	20	Collins & Company		

731	N 17th Street	21	Hahn's Bakery		
731	N 17th Street	22	Storage		
731	N 17th Street	23	Raise Your Performance		
731	N 17th Street	24	Pro Adas		
731	N 17th Street	25	Rough Country		
731	N 17th Street	35	Vacant		350
			Full Building Itself	60,060	
720	N 17th Street	3	Hitech Machinery Sales		
720	N 17th Street	4	Omnipac Inc.		
720	N 17th Street	5	Art Box		
720	N 17th Street	6	Artisan Millwork		
720	N 17th Street	9	Big Hearts of Fox Valley		
720	N 17th Street	10	Icon Building & Supply		
720	N 17th Street	11	R-Boc Representatives		
720	N 17th Street	17	St. Charles Gymnastics Inc		
720	N 17th Street	1&2	GP Geneva Pool		
720	N 17th Street	8	Prep Space		
1500	Foundry Street		Full Building Itself - verify units	52,565	
1500	Foundry Street	1	Conservfs		
1500	Foundry Street	2	Unknown - Occupied		
1500	Foundry Street	3	Highlands Elite Athletic Training		
1500	Foundry Street	5	Vacant		1,000
1500	Foundry Street	8	Artisan Millwork		
1500	Foundry Street	10	Vacant		1,000
1500	Foundry Street	11	NBP Graphics		
1500	Foundry Street	12	Four Elements Grandmaster Ma Hapkido		
			Full Building Itself	76,272	
761	N 17th Street	1	Higher Level Fitness		
761	N 17th Street	2	La Fox Tool		
761	N 17th Street	3	Ro Don Corp		
761	N 17th Street	4	Be Star		
761	N 17th Street	5	STC Live Fit		
761	N 17th Street	7	Unknown Tenant		
761	N 17th Street	9	Vacant		1,000
761	N 17th Street	10 & 11	Crafters Gathering Place		
761	N 17th Street	12	CTD		
761	N 17th Street	14	Lift Truck Doctors, Inc.		
761	N 17th Street	15	Elite Performance Detailing		
761	N 17th Street	16 & 17	Gafland LTD		

761	N 17th Street	18	Storage		
761	N 17th Street	19	HTI		
761	N 17th Street	20	Ratliff Enterprises Inc.		
761	N 17th Street	26	Riders Boutique		
761	N 17th Street	27	Rush Group		
761	N 17th Street	29	Keto Initiative		
761	N 17th Street	31	Storage	72,504	
Total	Appendix B & Ba:			555,303	4,350