

2453 Prospect Drive - Butterfield Center
2453 Prospect Drive | Aurora, IL | US | DuPage County
Available SF: 124,205 | Lease Rate: \$5 | Lease Terms: Unknown



Building Type:	Industrial, Warehouse & Distribution
Available SF:	124,205
Total SF:	210,910
Number of Stories:	1
Ceiling Peak:	30 Ft.
Expandable:	Unknown
Zoning:	Industrial-Light, Manufacturing
Site Size:	11.95 Acres
Year Built:	2002
Former Use:	Manufacturing
Specialty Features:	Distribution Center
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Concrete Block
Lease Rate:	\$5
Lease Terms:	Unknown
Lease Rate Note:	\$5.00-6.00/SF
Last Updated:	Jul 11, 2024

Economic Development Contact

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Realtor/Owner Contact

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Property and Area Description

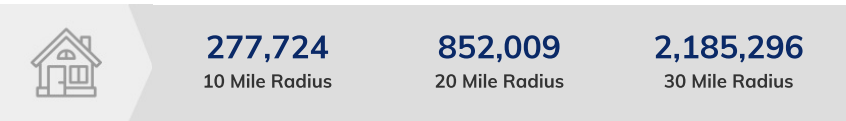
Large warehouse space available for industrial or warehouse/distribution. About half of building available to rent (124,205 SF). High Image distribution or manufacturing building. 101 Parking spaces with availability to expand. Less than an mile from I-88 at Eola Interchange. Great industrial and distribution neighbors!

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: Illinois 56 (1.2 mi.)
Nearest Interstate: I-88 (0.46 mi.)
Nearest Airport: DuPage Airport (10.8 mi.)
Nearest Commercial Airport: Chicago O'Hare (31.5 mi.)
Distance to Mass Transit: 4.0
Rail Served: No
Rail Served By: Unknown
Rail Accessible: No
Rail Infrastructure in Place: No
Barge Access Depth of Channel: 1 ft.

Utilities

Electric: ComEd
Natural Gas: Nicor
Water: City of Aurora
Sewer: City of Aurora

Property Images

