



Building Type:	Other, Industrial
Available SF:	162,018
Total SF:	162,018
Number of Stories:	1
Ceiling Peak:	36 Ft.
Expandable:	Unknown
Zoning:	Industrial, Industrial-Light, Commercial
Site Size:	13.13 Acres
Year Built:	2020
Former Use:	Vacant land, Newly Built
Specialty Features:	None
Can Subdivide:	No
Within City Limits:	Yes
Construction Type:	Concrete Block
Lease Rate:	\$5
Lease Terms:	Negotiable
Lease Rate Note:	\$5.00-\$6.00/SF
Last Updated:	Jul 11, 2024

Economic Development Contact

Matthew Lee
Invest Aurora
43 W. Galena Ave.
Aurora, IL 60506
(630) 256-3196 | matt@investaurora.org

Realtor/Owner Contact

Frank Griffin
JLL
773-304-4104 | frank.griffin@am.jll.com

Property and Area Description


Fully built-out, 5 star, trophy condition, Class A Industrial building built in 2020, brand new. Close proximity to I-88 interchange at Farnsworth Ave and Chicago Premium Outlet. LEED certified energy certification. Perfect for industrial or logistics tenant.

Population

	597,123	2,010,342	4,557,255
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

Households

	218,079	745,054	1,716,763
	10 Mile Radius	20 Mile Radius	30 Mile Radius

Source: ESRI®, 2024

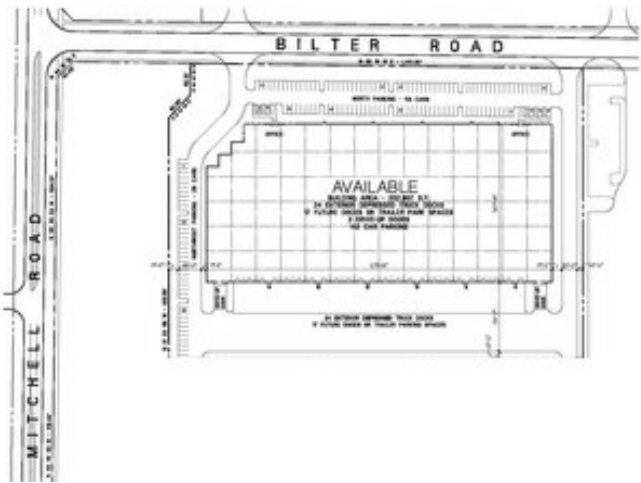
Transportation

Nearest Highway: Illinois 56 (0.4 mi.)
Nearest Interstate: I-88 (0.58 mi.)
Nearest Airport: DuPage Airport (9.3 mi.)
Nearest Commercial Airport: Chicago - O'Hare (34.9 mi.)
Distance to Mass Transit: 5.3
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



| Invest Aurora
43 W Galena Blvd. | Aurora, IL 60506 | (630) 256-3160 | info@investaurora.org