



|                |              |
|----------------|--------------|
| Building Type: | Industrial   |
| Available SF:  | 140,778      |
| Total SF:      | 140,778      |
| Year Built:    | 2025         |
| Last Updated:  | Jun 11, 2025 |

### Economic Development Contact

**Bryan Gay**  
Invest Aurora  
43 W Galena  
Aurora, Illinois 60506  
(630) 256-3161 | [bryan@investaurora.org](mailto:bryan@investaurora.org)

**Erik Carlson**  
Invest Aurora  
43 W Galena  
Aurora, Illinois 60506  
(630) 256-3196 | [erik@investaurora.org](mailto:erik@investaurora.org)

### Realtor/Owner Contact

**Jack Brennan**  
[jbrennan@hiffman.com](mailto:jbrennan@hiffman.com)

### Property and Area Description

140,778 SF (Divisible) of warehouse/distribution space immediately available for lease. Located in business-friendly city of Aurora with immediate access to I-88 via Eola Road. On-site trailer parking and institutionally owned and managed. Located in business-friendly city of Aurora with immediate access to I-88 via Eola Road.

### Population

|  |                                  |                                    |                                    |
|--|----------------------------------|------------------------------------|------------------------------------|
|  | <b>749,368</b><br>10 Mile Radius | <b>2,294,822</b><br>20 Mile Radius | <b>5,796,927</b><br>30 Mile Radius |
|--|----------------------------------|------------------------------------|------------------------------------|

Source: ESRI®, 2024

### Households

|  |                                  |                                  |                                    |
|--|----------------------------------|----------------------------------|------------------------------------|
|  | <b>274,123</b><br>10 Mile Radius | <b>839,668</b><br>20 Mile Radius | <b>2,161,250</b><br>30 Mile Radius |
|--|----------------------------------|----------------------------------|------------------------------------|

Source: ESRI®, 2024

### Transportation

**Rail Served:** Yes  
**Rail Served By:** Union Pacific Railroad  
**Rail Accessible:** Yes  
**Rail Infrastructure in Place:** Unknown  
**Rail Contact:** Ryan Wee  
**Rail Contact Phone:** 262-277-8725  
**Rail Contact Email:** [rwwee@up.com](mailto:rwwee@up.com)

Property Images



