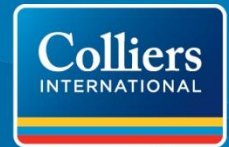


FOR LEASE > 375,040 SF DIVISIBLE

1600 Sequoia Drive

AURORA, IL



About This Property

- > Available: 375,040 SF
 - > Office: To Suit
 - > Site Size: 18.85 acres
 - > Loading Docks: 70 exterior docks (36 equipped with levelers and seals)
 - > Ceiling Height: 32' clear
 - > Sprinklers: ESFR System
 - > Car Parking: 316 spaces
 - > Trailer Parking: 95 spaces
 - > Lease Rate: \$4.25/SF Net
 - > Comments: Ideal for Warehouse/Distribution
- Prestigious business park neighbors include:
Toyota, Kraft, Hyundai, Supermax Healthcare, Nutrivo,
Victory Packaging and Midwest Warehouse/Nestle
- Immediate access to Orchard Road via I-88
- Professionally owned and managed
- Low Kane County real estate taxes

Contact Us

JAMES R. ESTUS, SIOR

Principal

847 698 8235

Jim.Estus@colliers.com



 CLARION PARTNERS  SEEFRIED INDUSTRIAL PROPERTIES, INC.

No warranty or representation is made to the accuracy of the foregoing information.
Terms of sale or lease and availability are subject to change or withdrawal without notice.

COLLIERS INTERNATIONAL
6250 N. River Road, Suite 11-100
Rosemont, IL 60018
www.colliers.com

1600 Sequoia Drive | Aurora, IL

375,040 Square Feet

Available:	375,040 SF
Building Size:	375,040 SF
Office Size:	To Suit
Site Size:	18.85 acres
Construction:	Precast
Ceiling Height:	32'
Loading:	70 exterior docks (36 equipped with levelers and seals)
Drive-in Doors:	2
Sprinklers:	ESFR System
Car Parking:	316 spaces
Trailer Parking:	95 spaces
Lease Rate:	\$4.25/SF Net
Comments:	<ul style="list-style-type: none">■ Ideal for Warehouse/Distribution■ Immediate access to Orchard Road via I-88■ Professionally owned and managed■ Low Kane County Real Estate Taxes

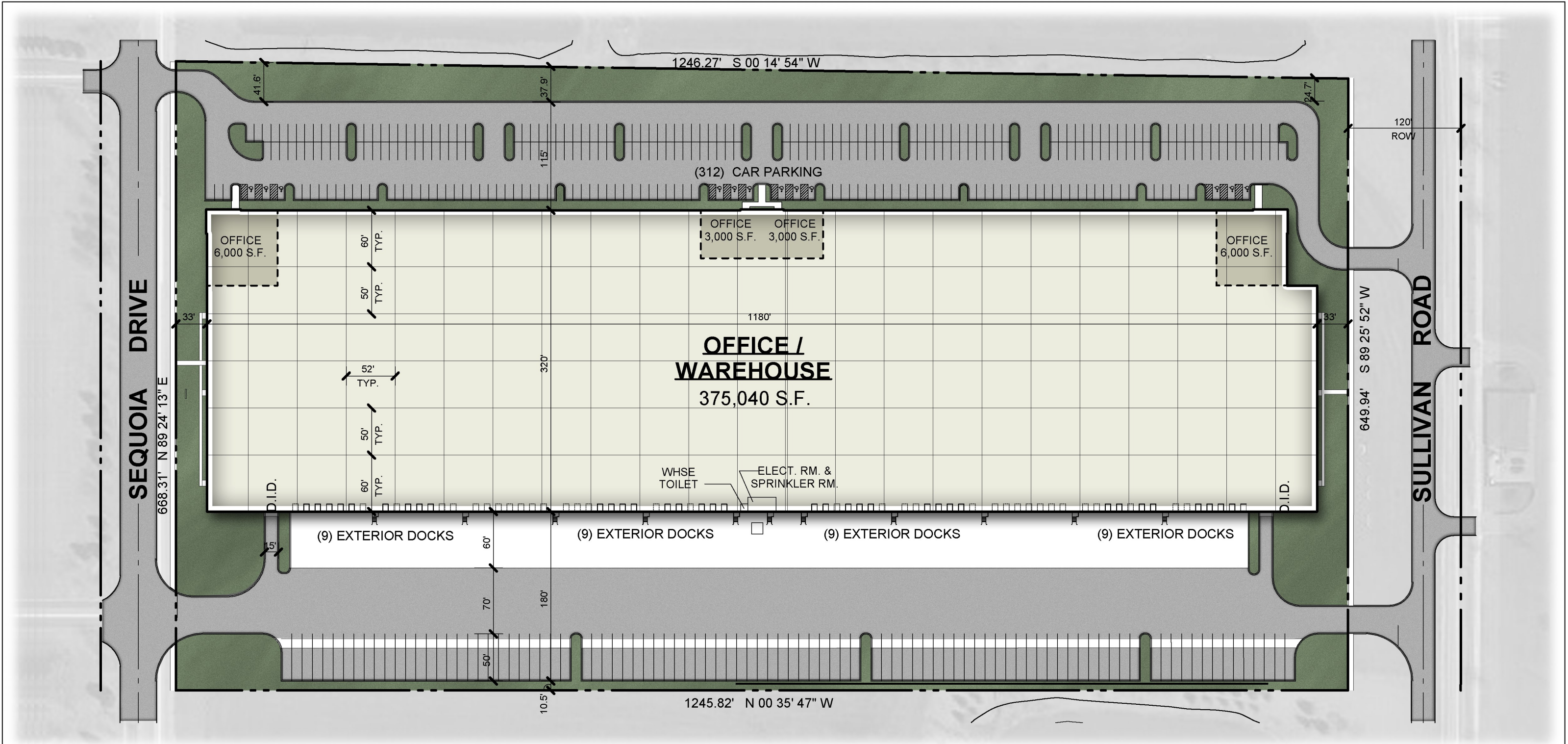
For more information,
please contact:

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Jim.Estus@colliers.com

COLLIERS INTERNATIONAL
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Rosemont, IL 60018

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SITE AREA (±18.85 AC.)	± 821,257 S.F.
DETENTION	TBD
BUILDING AREA	
OFFICE	18,000 S.F.
WAREHOUSE	357,040 S.F.
TOTAL BUILDING AREA	375,040 S.F.

CAR PARKING	316 STALLS
DRIVE IN OVERHEAD DOORS	2 DOORS
EXTERIOR DOCKS	
EXTERIOR DOCKS PROVIDED	36 DOCKS
FUTURE EXTERIOR DOCKS	34 DOCKS
TOTAL FUTURE DOCKS	70 DOCKS
TRAILER STALLS	95 STALLS

CLEAR HEIGHT	32'-0"
F.A.R.	0.456

SITE PLAN LAYOUT FOR:
1600 SEQUOIA DRIVE
AURORA, ILLINOIS

SITE PLAN

214222 KH 6-25-2015





CONCEPTUAL ARCHITECTURAL RENDERING

PRIME AURORA LOT 3
AURORA, IL
07-27-2015

A

Orchard Gateway Blvd

OBERWEIS
DAIRY

Midwest
Warehouse

INTERSTATE
88

SUPERMAX
HEALTHCARE

HYUNDAI

HUBBELL

GREEN PKG.

VICTORY
PACKAGING

MMD
DISTRIBUTION

Kraft

Sequoia Dr

NUTRIVO

exel

Subject

Randall Rd

Sullivan Rd

Orchard Rd

TOYOTA

Kraft

Kraft

Foxcroft
Lake

Edgelawn Dr



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