

102 Overland Dr. | North Aurora, IL

- Very clean space with large bays
- 1 dock per 6,600 SF
- Trailer parking available

Space Available:	93,600 SF (West Side)
Total Building Size:	187,200 SF (Divisible to 93,600 SF)
Office:	2,500 SF (5,000 SF total)
Land:	331,995 S (7.622 acres)
Construction:	Precast
Loading:	14 exterior docks w/levelers (28 total) 1 drive-in (2 total)
Bays:	60' x 50'
Power:	1000 amps / 480 volts
Ceiling Height:	30'
Heat:	Gas air rotation
Sprinklered:	ESFR
Parking:	40 (expandable to ± 125)
Zoning:	I-1
Lease Price:	\$2.95 PSF Net
Real Estate Tax:	\$1.31 / SF (2010)
Possession:	Immediate
Features:	<ul style="list-style-type: none"> • Food-grade warehouse ready for occupancy • In-floor guided system

For more information,
please contact:

THOMAS M. CONDON, SIOR
847 698 8212
t.condon@colliers.com

BRIAN W. KLING
847 698 8223
Brian.kling@colliers.com

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

No warranty or representation is made to the
accuracy of the foregoing information.

