



1103 Butterfield Road Aurora, Illinois



AVAILABLE SPACE:	174,300 SF
SITE SIZE:	465,221 SF
OFFICE:	8,000 SF
CONSTRUCTION:	Precast
LOADING DOCKS:	24 exterior
CAR PARKING:	100 spaces (exp.)
DRIVE-IN DOORS:	2
CEILING HEIGHT:	32' clear
HEAT:	Gas
POWER:	1,600A @ 480V
SPRINKLERS:	ESFR
BAY SIZE:	44' x 46'
YEAR BUILT:	2004
POSSESSION:	Immediate
SALE PRICE:	\$10,458,000
LEASE RATE:	\$4.95/SF Net
R.E. TAXES:	\$0.99/SF



For More Information Contact:
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Close proximity to a 4-way interchange via I-88 & Farnsworth Ave.