

FOR SALE/ LEASE

1103 Butterfield Road | Aurora, IL 174,300 Square Feet

For more information,
please contact:

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www.colliersbk.com

Available:	174,300 SF
Building Size:	174,300 SF
Land Site:	465,221 SF
Existing Office:	8,000 SF
Ceiling Height:	32' clear
Loading:	24 exterior docks
Drive-in Doors:	2
Sprinklers:	ESFR
HVAC:	Gas
Power:	1,600 Amps @ 480 Volts
Columns:	44' x 46'
Car Parking:	100 spaces (expandable)
Sale Price:	\$10,458,000
Lease Rate:	\$4.95/SF Net
R.E. Taxes:	\$0.99/SF
Year Built:	2004
Construction:	Precast
Possession:	Immediate
Comments:	<ul style="list-style-type: none"> Close proximity to a 4-way interchange via I-88 & Farnsworth Avenue