

AVAILABLE FOR LEASE: 130,000 SF

2520 DIEHL ROAD - AURORA, ILLINOIS

IDEAL CORPORATE OR REGIONAL HEADQUARTERS



Building Size:	130,000 SF
Office:	20,000 SF Corporate Office 5,000 SF Warehouse / Plant Office
Site:	1 acre of additional land for building expansion or trailer parking
Ceiling Height:	24'
Year Completed:	1997
Construction:	Precast concrete tilt-up panels
Column Spacing:	39' x 40'
Loading:	8 exterior truck level docks with levelers 1 drive-in door
Fire Protection:	Fully sprinklered
Floor:	6" reinforced concrete slab
HVAC:	Office: Roof mounted gas fired heating and electric air conditioning package type units Warehouse: Heated by a gas-fired air rotation unit
Parking:	201 spaces
Electric:	1200 amp, 277/480 volt, 3 phase, 4 wire
Taxes:	\$1.15 PSF
CAM:	\$0.40 PSF
Lease:	\$4.95 Net



Exclusive Marketing Agents:

Jeffrey Kapcheck, SIOR
847-698-8222

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Brian Kling
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COLLIERS
B&K

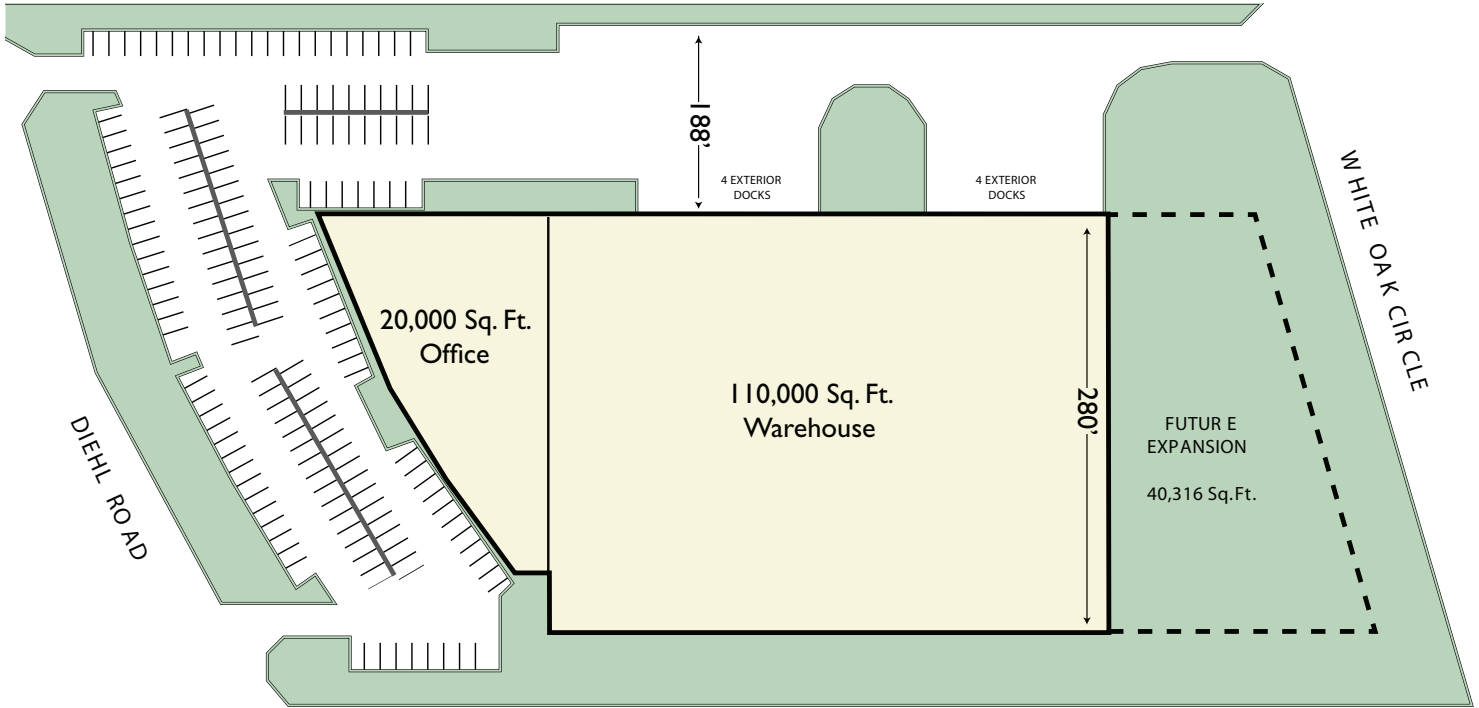




COLLIERS BENNETT & KAHNWEILER INC.
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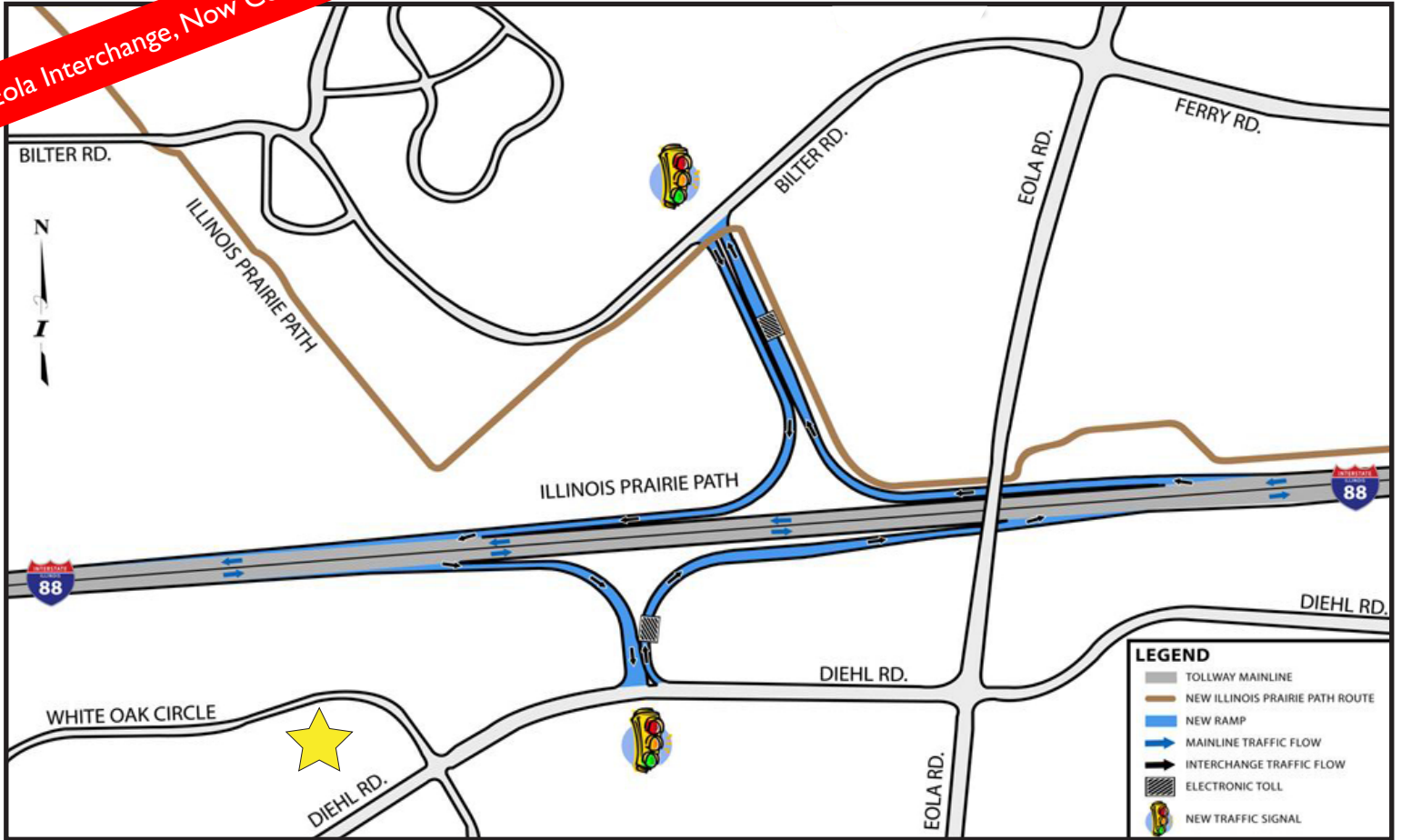


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Eola Interchange, Now Complete!



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