

- + 49,332 SF OFFICE / FLEX BUILDING AVAILABLE
- + EXCELLENT ACCESS TO I-88
- + SITUATED ON 8.96 ACRES

Office / Flex Building For Sale



Building Specifications

BUILDING SIZE	49,332 SF
PROPERTY SIZE	8.96 ACRES
YEAR BUILT	2000
CLEAR HEIGHT	14'6"
CAR PARKING	5.1/1,000 SF (250 SPACES)
ZONING	ORI (PDD)
PIN	15-02-401-025

Investment Overview

SALE PRICE	SUBJECT TO OFFER
TAXES ('24 PAYABLE '25)	\$80,111.62 (\$1.62/SF)
OCCUPANCY	0%

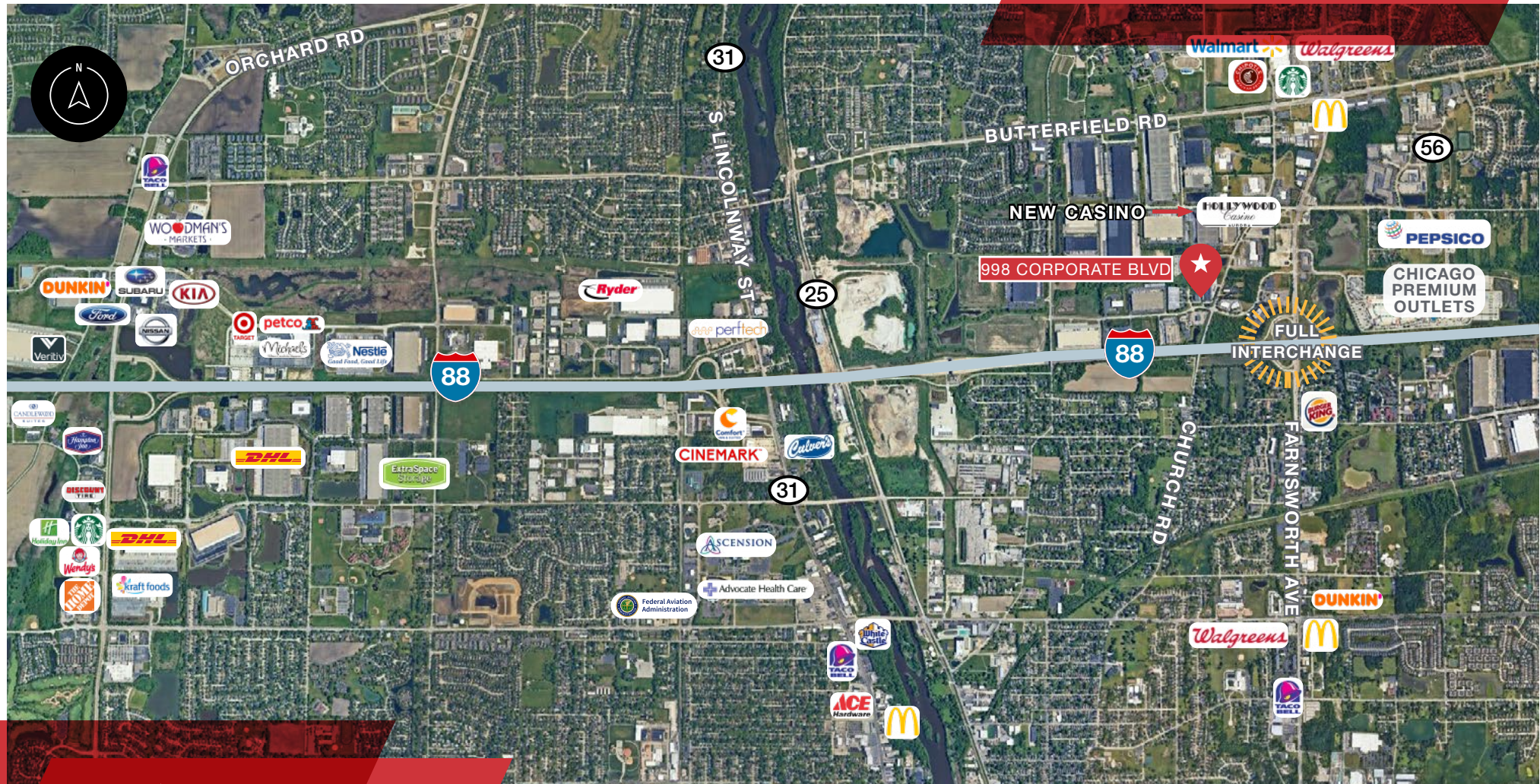


Property Features

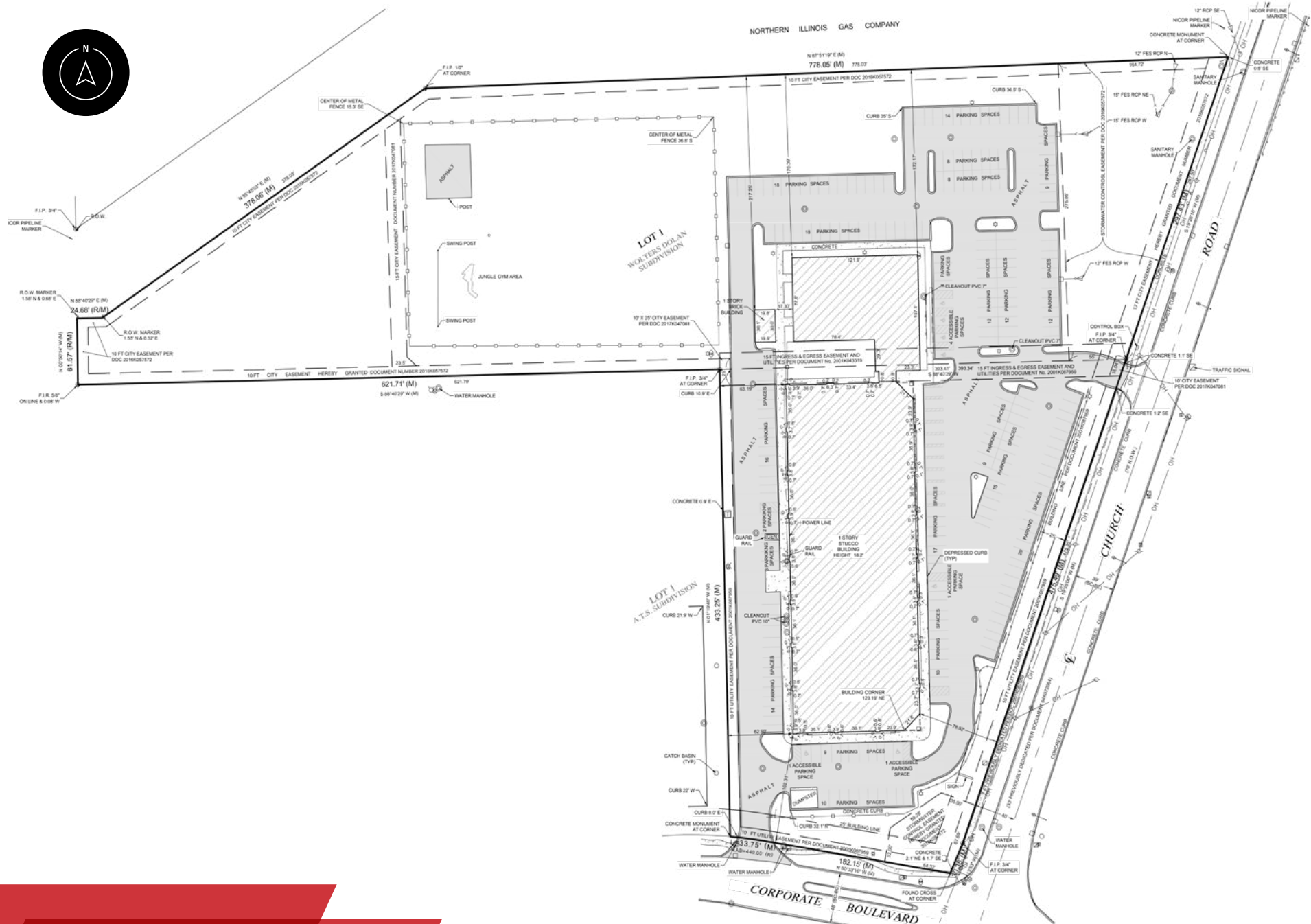
- 14'6" clear height
- ORI Zoning (PDD)
- 8.96 acre site with potential for outdoor storage
- Former Special Needs/Rehab School/Residence
- Great access to full interchange at Farnsworth Avenue and I-88
- Proximity to new Aurora Hollywood Casino and Premium Outlet Mall
- 250 parking spaces (5.1/1,000 SF)
- Flex / Industrial conversion

Investment Highlights

- Single story office building formerly used as Special Needs/ Rehab School/Residence
- 8.96 acre site with potential for building expansion or outdoor storage
- Located at the front end of an industrial park
- Excellent access to I-88 via the full interchange at Farnsworth Avenue
- Features 14'6" foot clear height providing for potential flex use



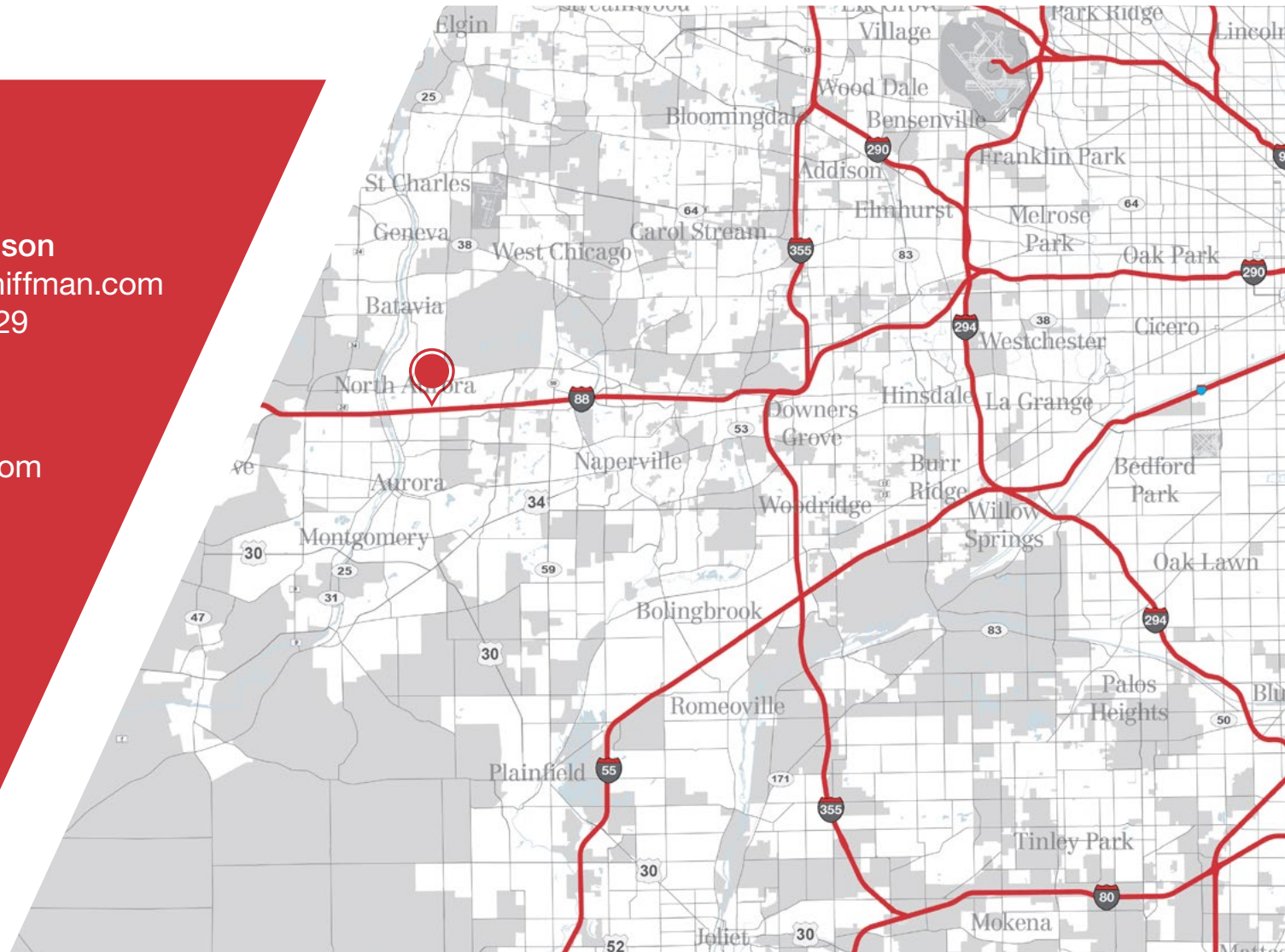




49,332 SF Office/Flex Building For Sale

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