

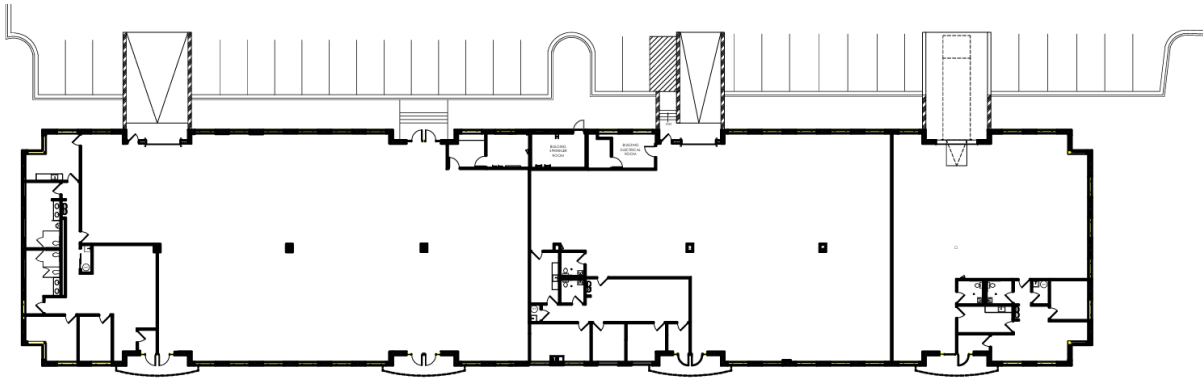
SUITE 100-175 | 21,476 SF

4248 Meridian Parkway \ Aurora, IL



BUILDING/SPACE NOTES

- Zoned M1 – Light Industrial/Office Uses
- 1200 AMP, 3-phase Service
- Ability to Add Warehousing with up to 3 12' x 12' Drive in Doors in the Building
- Fully Air Conditioned
- Up to 4 Parking Spaces for 1,000 SF Leased
- Plans provides for 16,937 SF of warehouse space and 4,539 SF of office space
- 21,476 SF Modern Office / Flex Building for Sale with 43% Leased



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