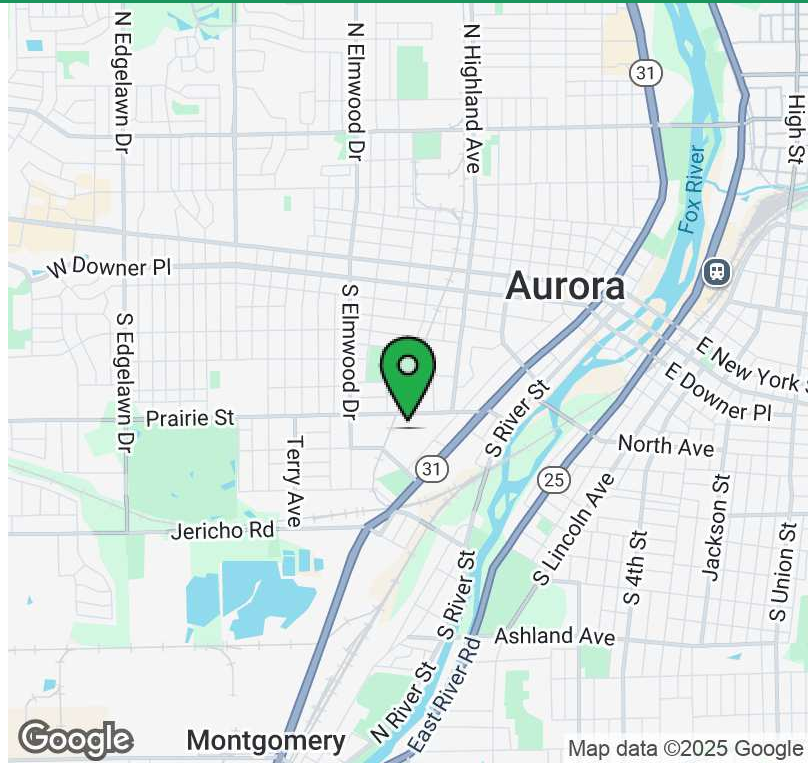


For Lease

18,500 SF Industrial Space For Lease

740 Prairie St, Aurora, IL 60506



Property Description

18,500 SF Warehouse space ideally suited for storage

Location Description

Located less than 4 miles from the I-88 and Route 31 interchange.

Property Highlights

- Two level space, not divisible
- Lower level is 9,500 SF with 20' clear height and upper level is 9,000 SF with 14' clear height
- 2 Exterior dock slots with 10'x10' access door
- Sprinklered
- Broker has ownership in this property

Offering Summary

Lease Rate: \$6.00 SF/yr (Gross)

Available SF: 18,500 SF

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	4,214	36,163	77,286
Total Population	12,816	110,661	229,508
Average HH Income	\$98,486	\$89,081	\$111,676

Ryan J Dolan

630.774.8522

rjdolan@dolanmurphy.com

Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.



For Lease

18,500 SF Industrial Space For Lease

740 Prairie St, Aurora, IL 60506



Ryan J Dolan
630.774.8522
rjdolan@dolanmurphy.com

Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

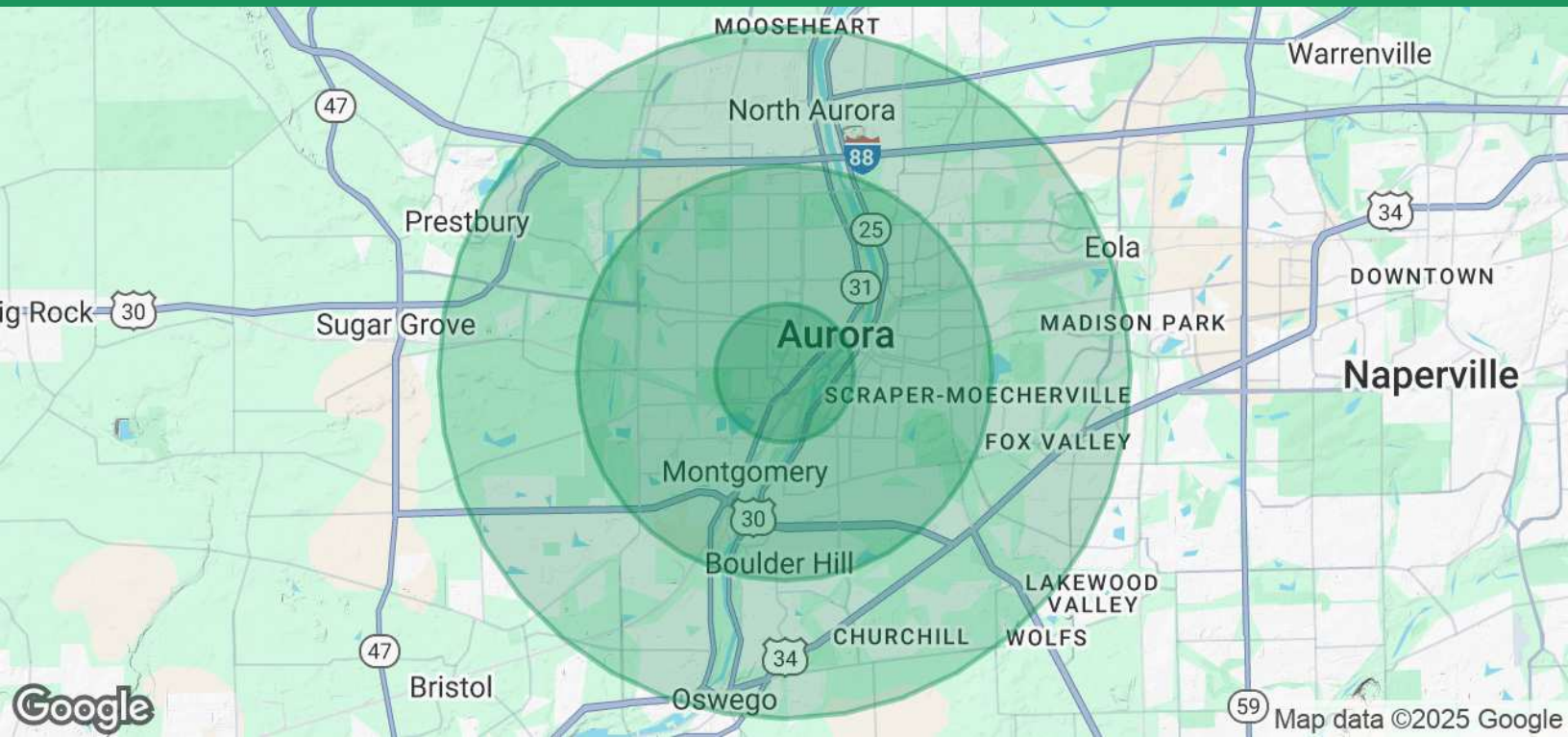
The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.



For Lease

18,500 SF Industrial Space For Lease

740 Prairie St, Aurora, IL 60506



Population

	1 Mile	3 Miles	5 Miles
Total Population	12,816	110,661	229,508
Average Age	37	37	37
Average Age (Male)	37	36	36
Average Age (Female)	38	37	38

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	4,214	36,163	77,286
# of Persons per HH	3	3.1	3
Average HH Income	\$98,486	\$89,081	\$111,676
Average House Value	\$231,271	\$219,503	\$279,124

Demographics data derived from AlphaMap

Ryan J Dolan

630.774.8522

rjdolan@dolanmurphy.com

Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.

