



FOR LEASE

481 NE Industrial Dr.
Aurora, IL 60505

\$28,999/MO NNN

+CAM \$625.00/MO

Don't miss this rare opportunity to lease a trucking terminal and truck parking facility made up of multiple parcels, perfectly suited for a variety of uses. The site features two substantial buildings, an office trailer, and a massive truck yard, ideal for truck parking and operational needs. Both buildings come equipped with heavy power, making them well-suited for industrial operations and accommodating diverse business requirements. Strategically located for easy access to major transportation routes, this property enhances logistics and operational efficiency. With multiple parcels and varied facilities, it offers significant flexibility for end-users or investors looking to capitalize on the growing industrial sector. Schedule a viewing today to explore the potential of this outstanding industrial property!

JASON PESOLA

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INTEGRA
COMMERCIAL
THE PESOLA GROUP

1960 Springbrook Square Dr #100
Naperville, IL 60564



481 NE Industrial Dr., Aurora, IL



PROPERTY HIGHLIGHTS

TRUCK PARKING
TRUCKING TERMINAL

LOCATED
NEAR I-88

ZONED
M-1

MULTIPLE
PARCELS

ACRES:
3.77+/-

DON'T MISS THIS RARE OPPORTUNITY TO LEASE THIS TRUCKING HUB!

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481 NE Industrial Dr., Aurora, IL
3.77 +/- Total Acres

Parcel: 15-10-251-023

- 481 NE Industrial Dr. / .54 Acres
- 2023 Taxes: \$9,609
- 1 Building (6,000 SF) / 8 Overhead Drive-In Doors
- 120 V Single Phase to 240V 3-Phase
- Clear Span Ceiling Height - 16'
- Front Office W. 2 Private Offices, 1 Bathroom & Reception Area

Parcel: 15-10-251-037

- 491 NE Industrial Dr. / .45 Acres
- 2023 Taxes: \$12,319.68
- 1 Building (6,950 SF) / 7 Overhead Drive-In Doors
- 120V Single Phase to 480V 3-Phase
- Clear Span Ceiling Height - 18'
- Shop Office, 2 Bathrooms, Radiant Heat
- On-Site Trailer with 3 Offices (576 SF)

Parcel: 15-10-251-011

- 1720 Mitchell Rd / .31 Acres
- 2023 Taxes: \$1,193.34
- Blacktop Parking Lot

Parcel: 15-10-251-055

- 481 NE Industrial Dr. / .17 Acres
- 2023 Taxes: \$1,502.46
- Blacktop Parking Lot

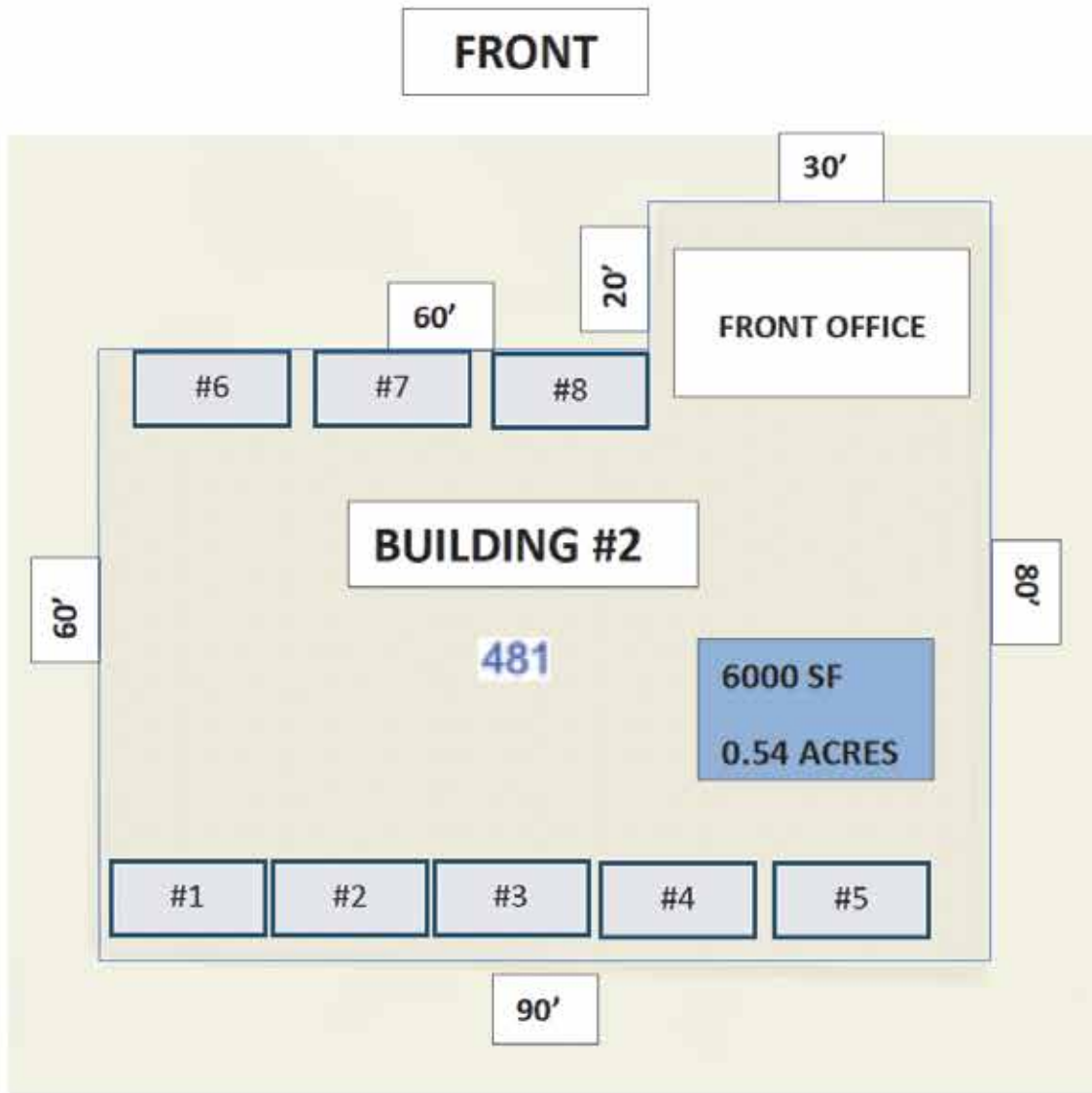
Parcel: 15-10-251-048

- 481 E Sullivan Rd. / 2.3 Acres
- 2023 Taxes: \$10,121.28
- Truck Parking Allowed
- Docks for up to 8 Trailers
- Large Open Space

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Building #2 with Front Office:

- Door #1: 12'W x 14'H
- Door #2: 14'W x 14'H
- Door #3: 10'W x 12'H
- Door #4: 13'W x 12'H
- Door #5: 9'W x 8'H
- Door #6: 14'W x 14'H
- Door #7: 14'W x 14'H
- Door #8: 10'W x 14'H



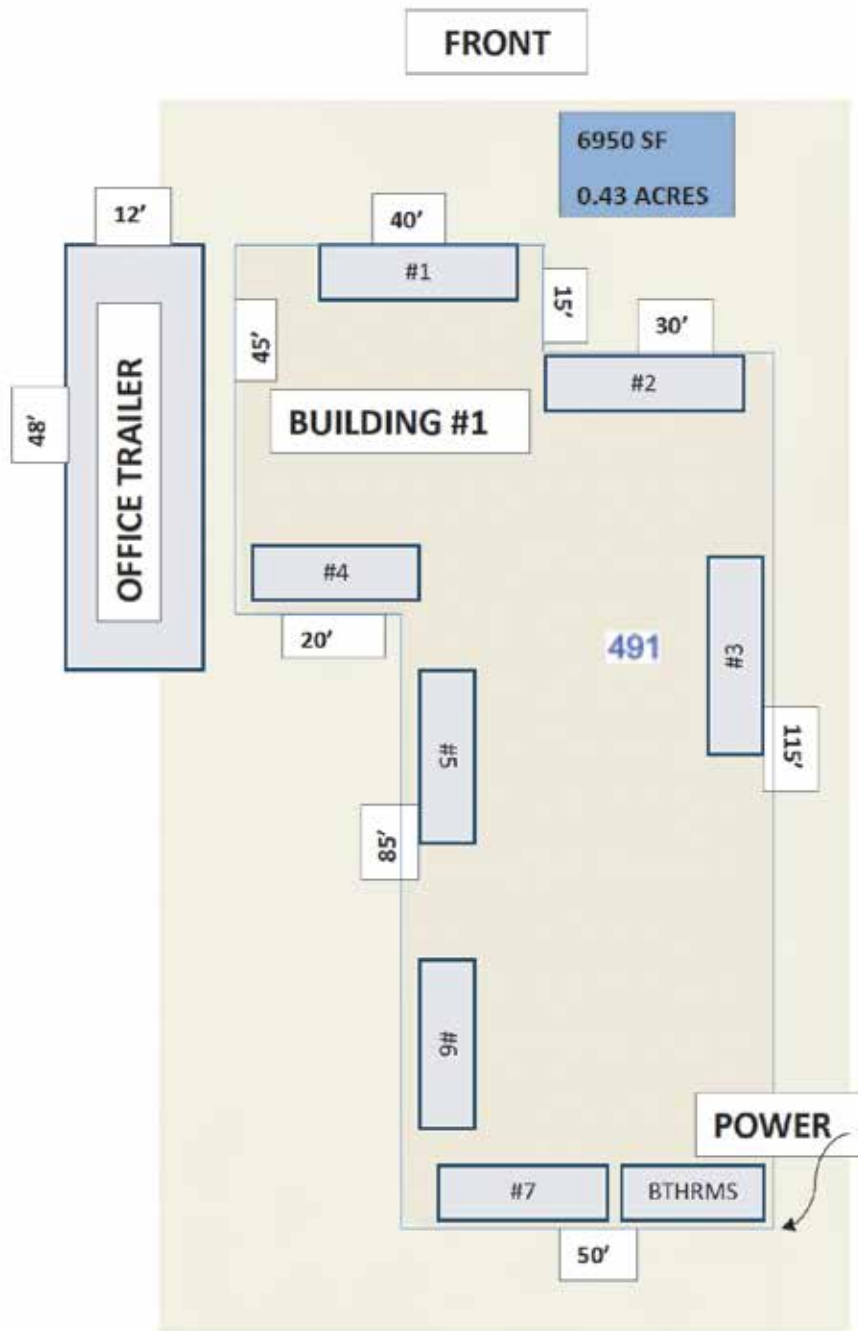
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- Building #1:**
- Door #1: 20'W x 12'H
 - Door #2: 24'W x 16'H
 - Door #3: 15W x 14'H
 - Door #4: 12'W x 14'H
 - Door #5: 15'W x 14'H
 - Door #6: 15'W x 14'H
 - Door #7: 15'W x 14'H

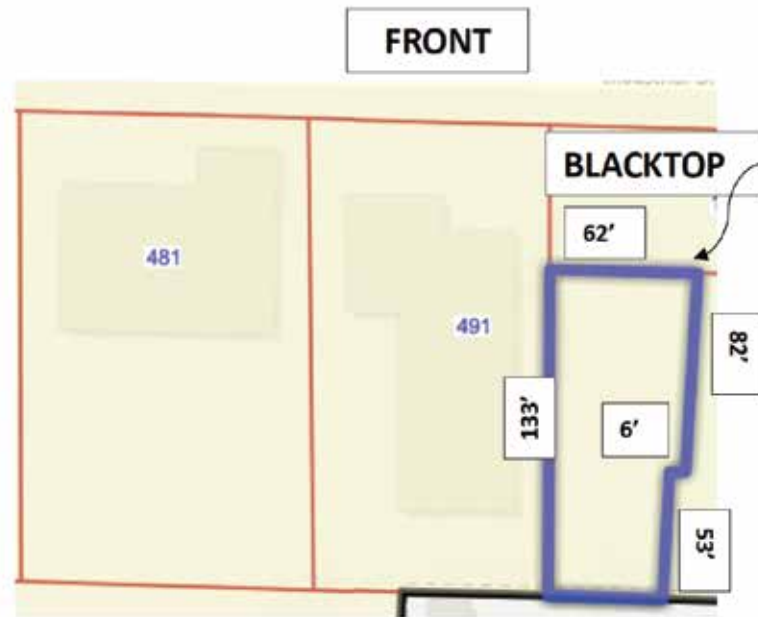


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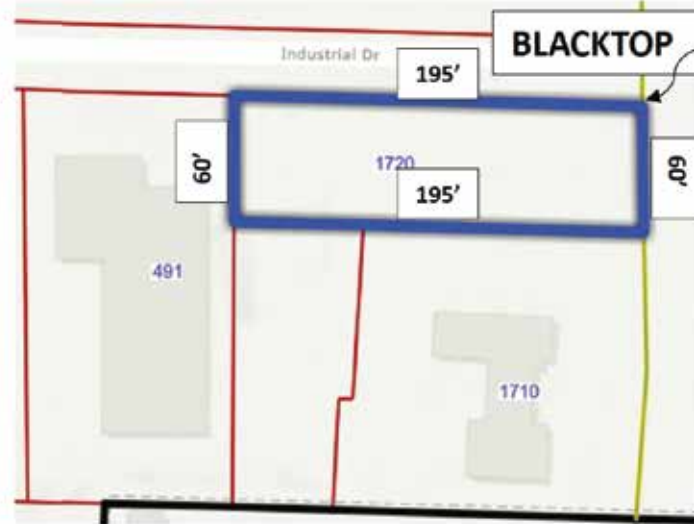
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AURORA ILLINOIS DEMOGRAPHICS

481 NE INDUSTRIAL DR. AURORA, IL

2023 POPULATION
177,563

MEDIAN PROPERTY VALUE
\$241,600

2018-2022 HOUSEHOLDS
60,492

TOTAL TRANSPORTATION & WAREHOUSING RECEIPTS
393,566
2017 (\$1,000)

TOTAL RETAIL SALES
\$10,846
PER CAPITA

MEDIAN HOUSEHOLD INCOME
\$85,943
2017 - 2021

<https://www.census.gov/quickfacts/fact/table/yorkvillecityillinois/PST04522>



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