

- + 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%

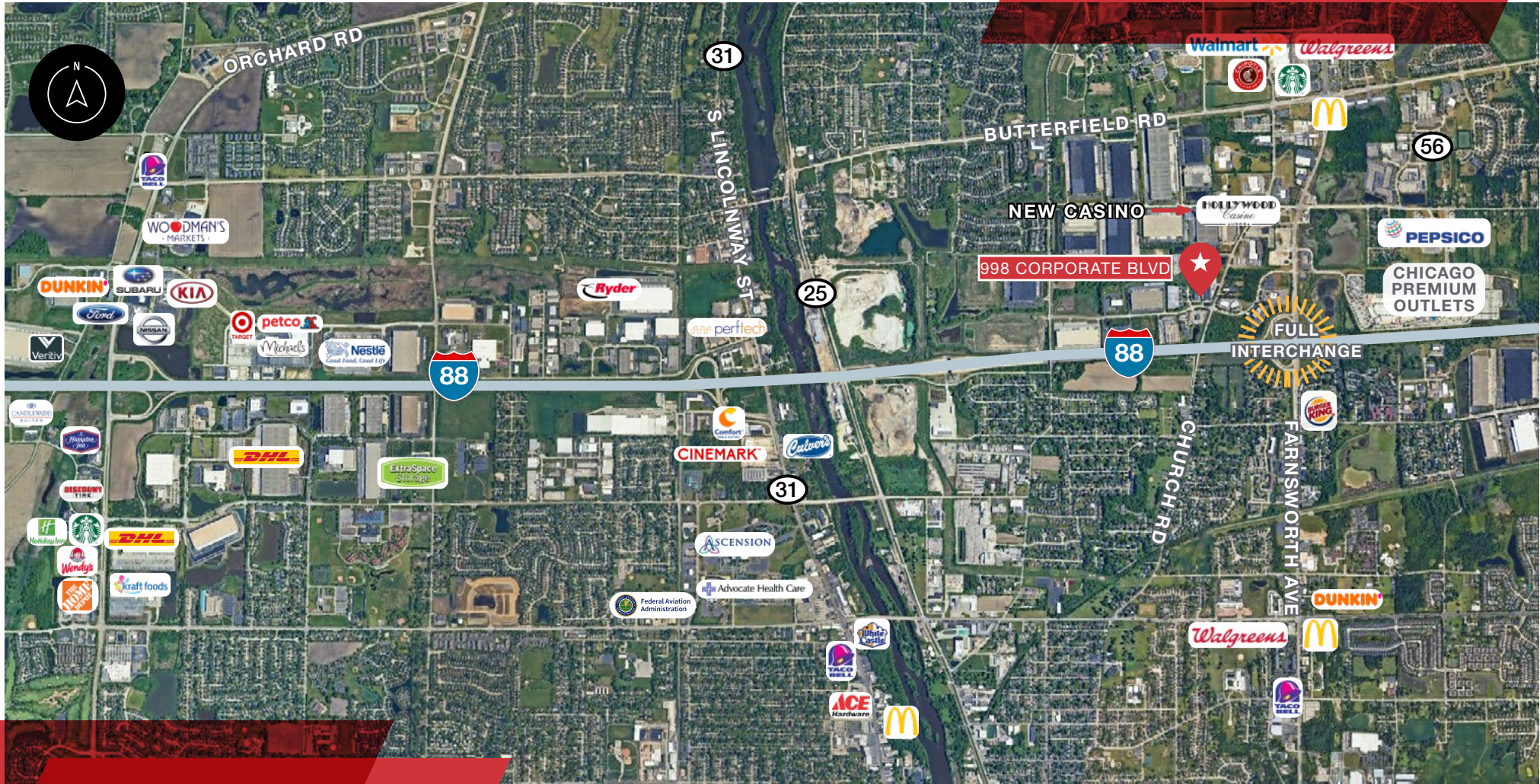


## Property Features

- 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







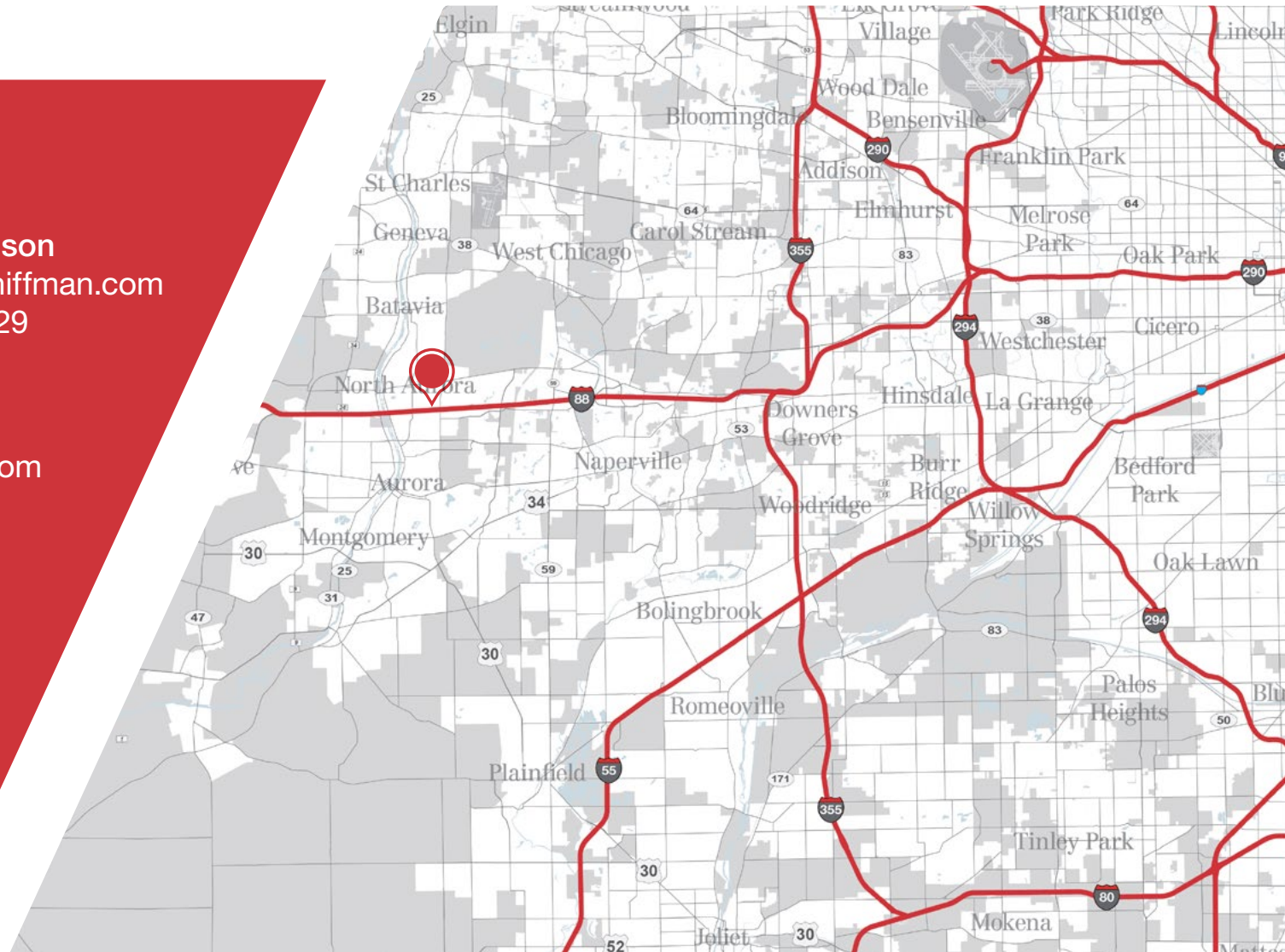




# 49,332 SF Office/Flex Building For Sale

Adam Johnson  
ajohnson@hiffman.com  
630-317-0729

Tom Gnatd  
tgnadt@hiffman.com  
630-693-0659



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

One Oakbrook Terrace | Suite 400  
Oakbrook Terrace, Illinois 60181  
+1 630 932 1234

[hiffman.com](http://hiffman.com)