



## Multiple Use - Sale Or Lease

10,000 - 49,332 SF available



## Potential Repurpose Building for Industrial, Manufacturing, Distribution, or Office with Outside Storage

998 Corporate Blvd., Aurora, IL 60502

**Kevin J. O'Donnell**  
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630.774.8523  
dtdolan@dolanmurphy.com



# Multiple Use Building For Sale

998 Corporate Blvd., Aurora, IL 60502

Special Purpose/Industrial/Office  
Property For Sale



## OFFERING SUMMARY

Sale Price:	\$7,900,000
Price / SF:	\$160.14
Lot Size:	8.9 Acres includes land for expansion
Zoned:	ORI
Year Built:	2000
Building Size:	49,332 SF
Renovated:	2012

## PROPERTY HIGHLIGHTS

- Former Special Need/Rehabilitation School/Residence
- In Industrial Park Near 4 way interchange of I-88 and Farnsworth
- Near newly approved \$350 Million Aurora casino/resort/convention center and Aurora Chicago Premium Outlets
- Potential repurpose for industrial, manufacturing, distribution, and office with outside storage for trucks and equipment
- See video tour at <https://vimeo.com/645364014>
- Property is owned by co-broker Dan T. Dolan.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	1,801	24,034	78,600
Total Population:	4,612	74,259	236,849
Average HH Income:	\$72,342	\$77,326	\$76,429

for more information contact:

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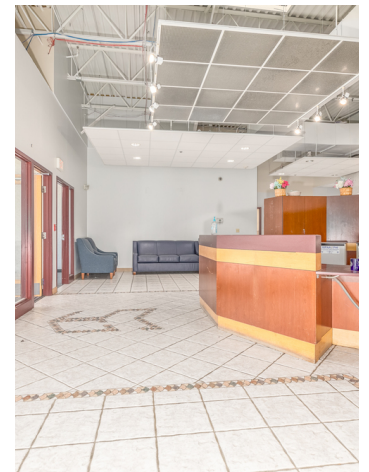
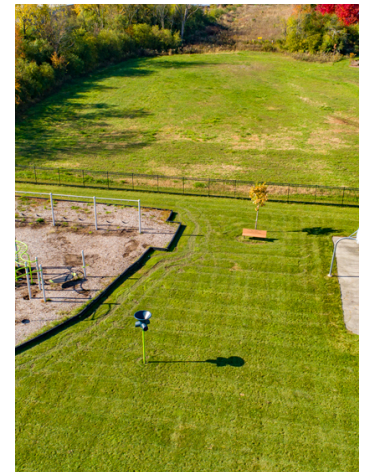
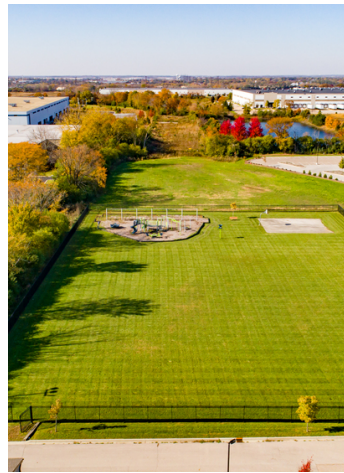
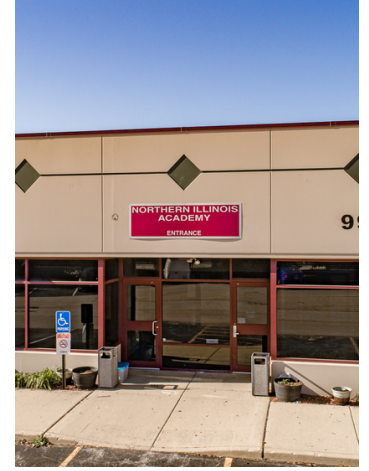


ADDITIONAL  
PHOTOS

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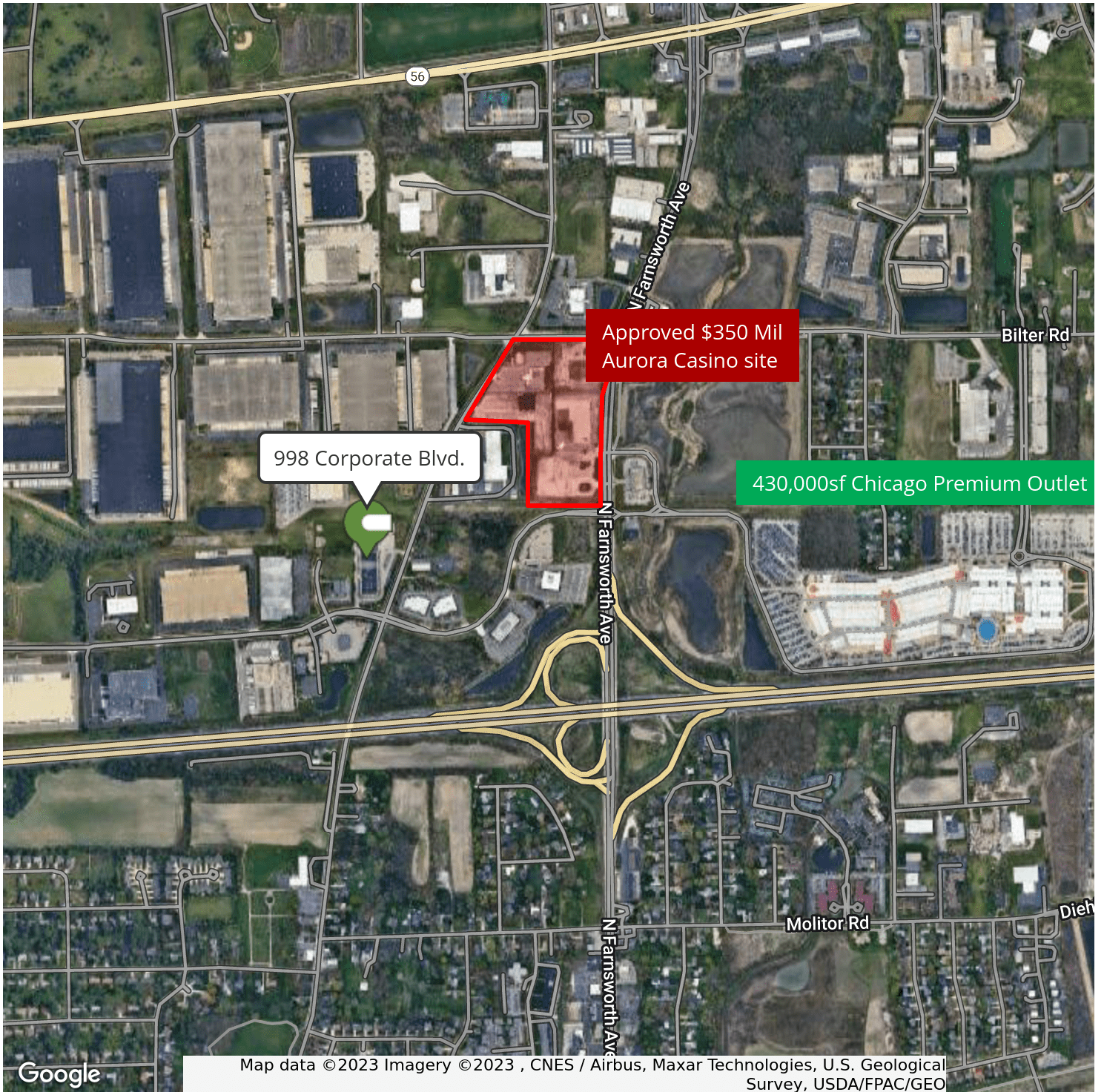
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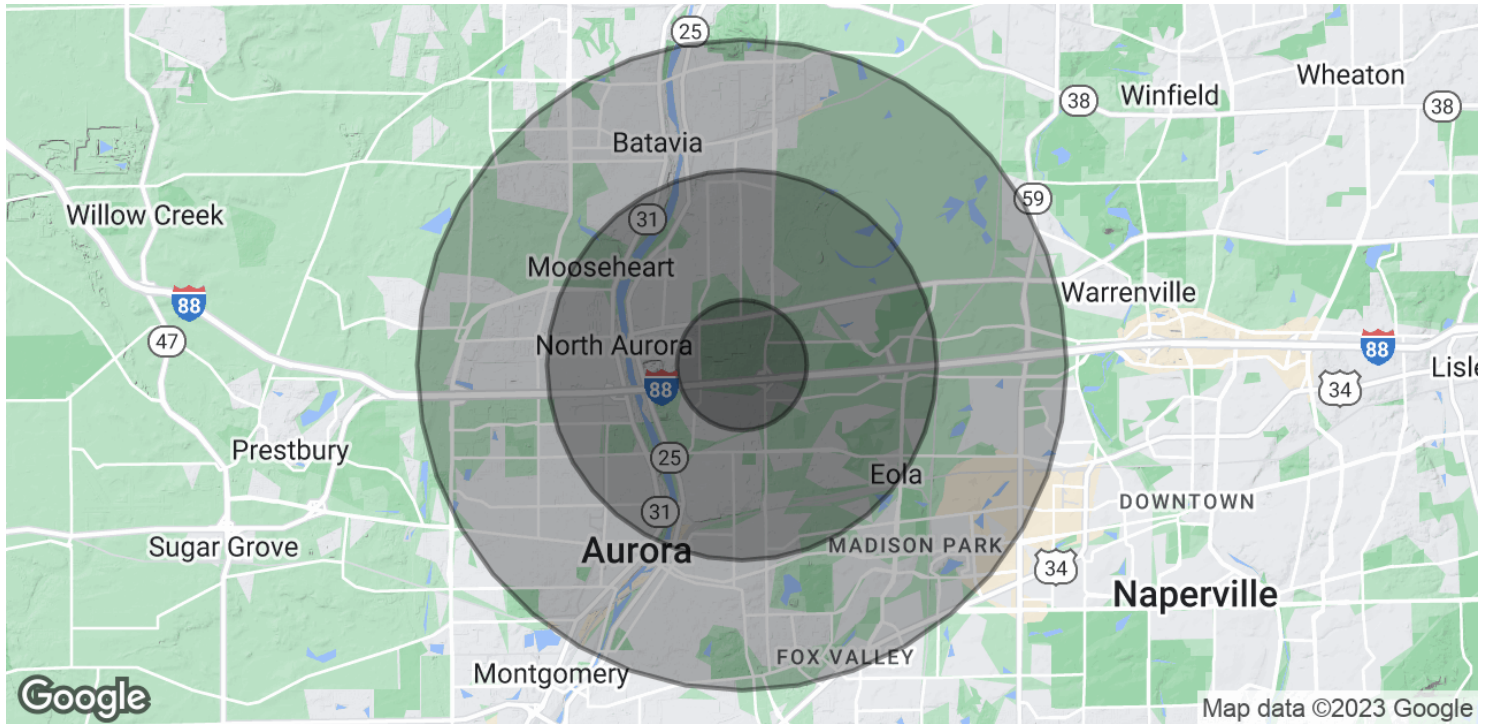
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,612	74,259	236,849
Average Age	35.9	32.8	32.3
Average Age (Male)	36.6	33.0	32.0
Average Age (Female)	35.9	32.5	32.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,801	24,034	78,600
# of Persons per HH	2.6	3.1	3.0
Average HH Income	\$72,342	\$77,326	\$76,429
Average House Value	\$357,991	\$283,104	\$268,519

\* Demographic data derived from 2020 ACS - US Census

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