

3615 E. Exchange Avenue

INDUSTRIAL BUILDING FOR SALE OR LEASE

3615 E Exchange Ave, Aurora, IL 60504

[Property Website](#)

±79,540 SF
Available

Flexible
Ownership

Within Meridian
Business Park

Proximity to I-88
via Eola Rd & Rt 59

**NEW SALE PRICE AND
LEASE RATE REDUCTION!**

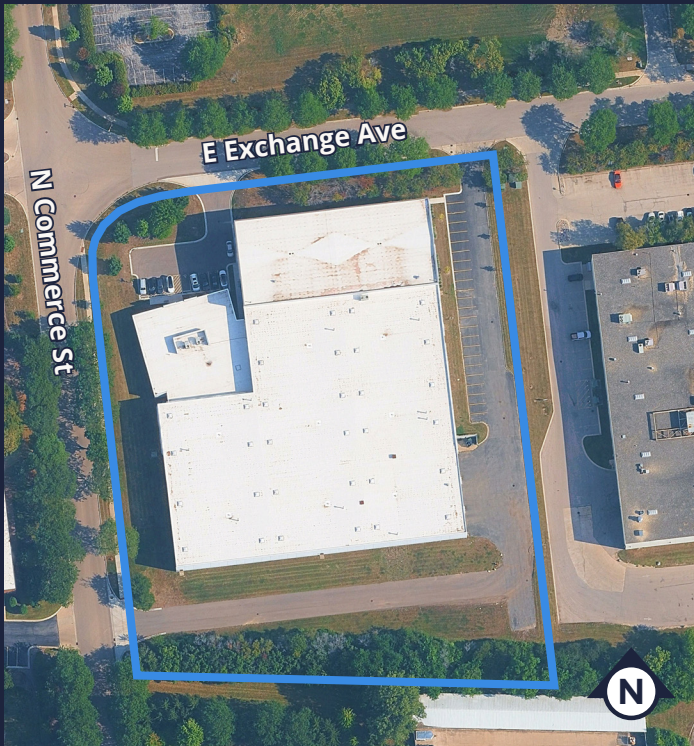


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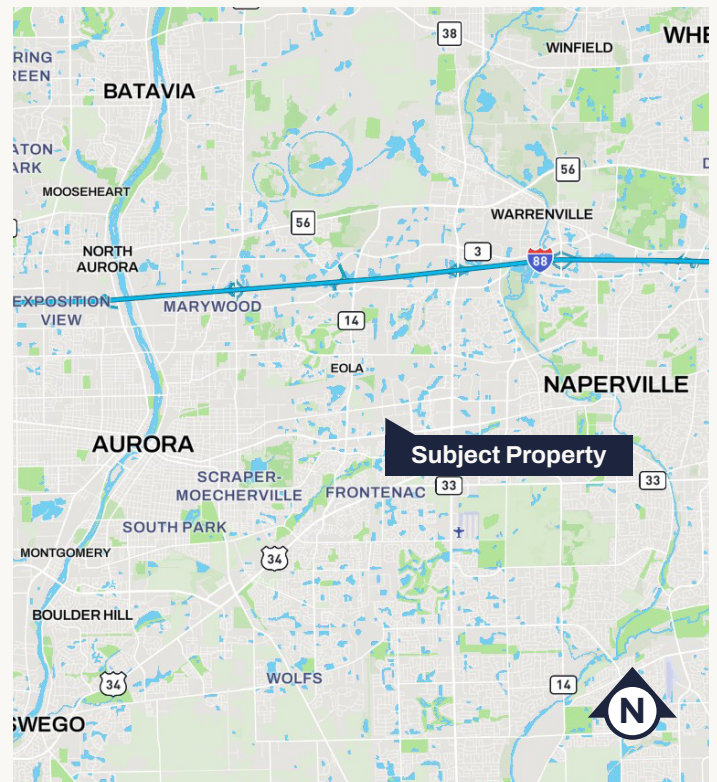
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Property Highlights

- **NEW SALE PRICE!**
- **LEASE RATE REDUCTION!**
- High-end standalone facility for sale or lease
- Located in prestigious Meridian Business Park
- Flexible ownership
- Corner property with great exposure
- Close proximity to I-88 via Eola Rd and Rt 59

BUILDING SIZE	±79,540 SF
LAND AREA	±4.06 AC
OFFICE SIZE	±4,000 SF
CEILING HEIGHT	22' - 28'
LOADING	6 Int Docks / 1 DID
POWER	800A 480V
PARKING	±32 Cars
SPRINKLERS	Wet & ESFR
ZONING	M-1 (Limited Mfg.)
YEAR BUILT	1986 (Addition in 2023)
CONSTRUCTION	Reinforced Concrete
RE TAXES	\$1.42 PSF (2024)
LEASE RATE REDUCTION	\$7.95 \$7.75 PSF Net
NEW SALE PRICE	\$9,147,100 (\$115 PSF)



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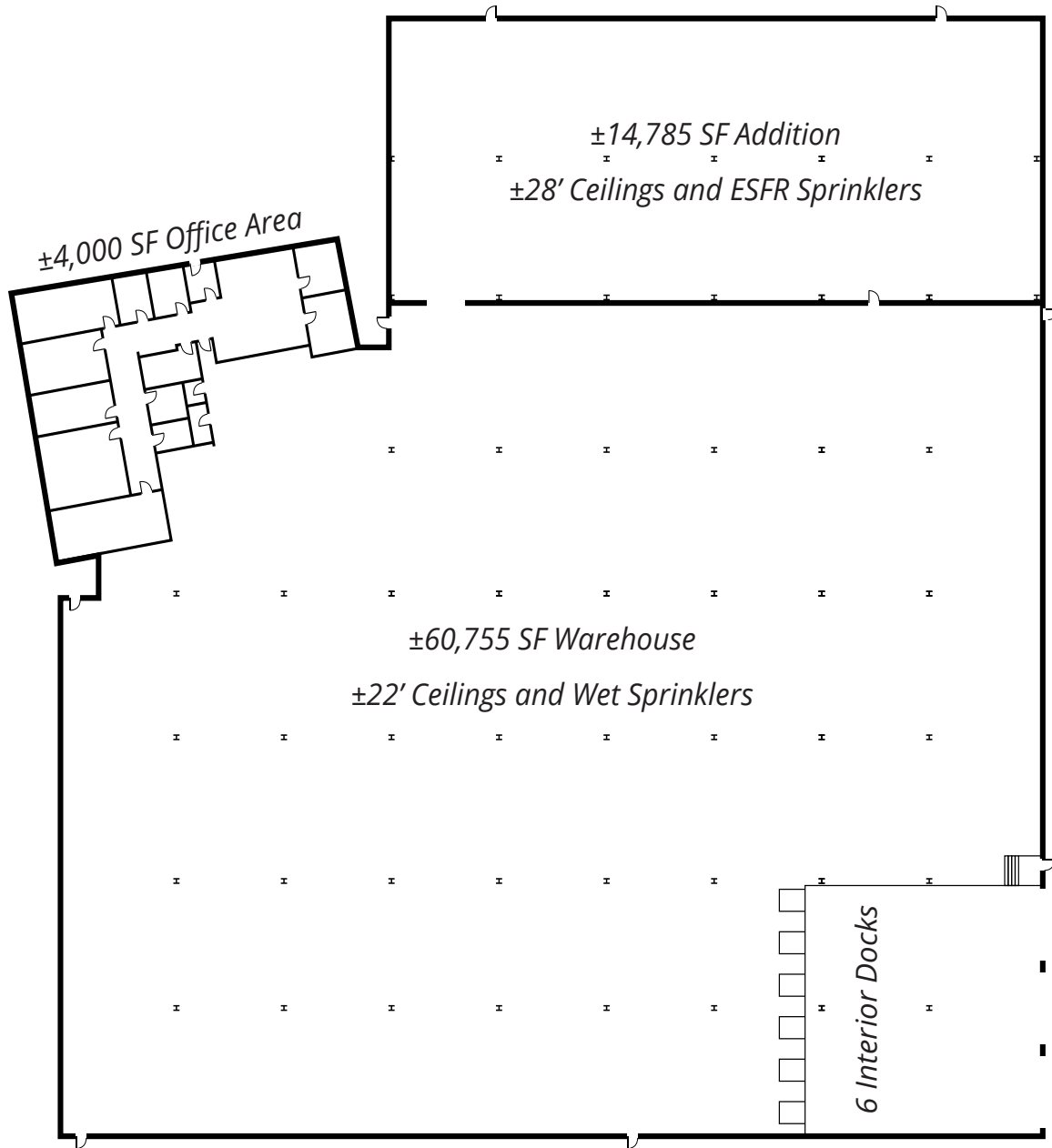
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FLOOR PLAN

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LOADING



AERIAL VIEW



OFFICE AREA



CONFERENCE ROOM

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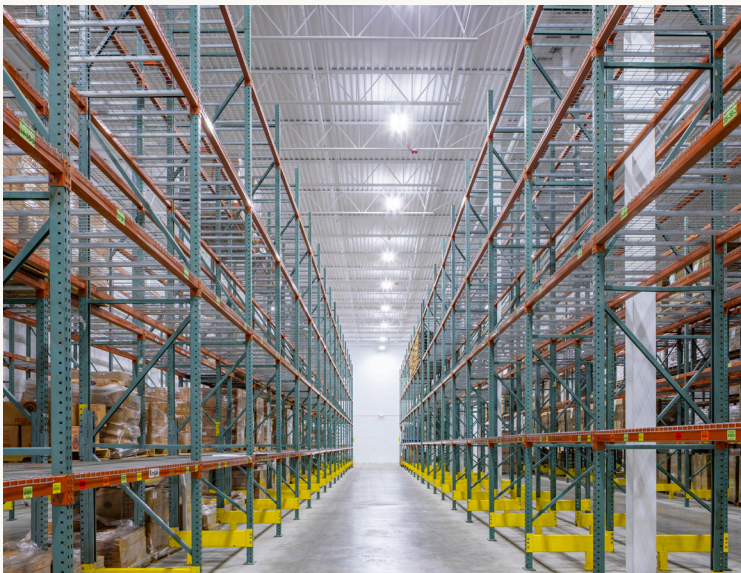
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LOADING



WAREHOUSE



WAREHOUSE

**[CLICK HERE TO VIEW
ALL PROPERTY PHOTOS](#)**

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