

6.3 Acre Development Site

Land For Sale



BROWN
COMMERCIAL GROUP, INC.

30W669 SUNRISE RD., AURORA, IL 60502

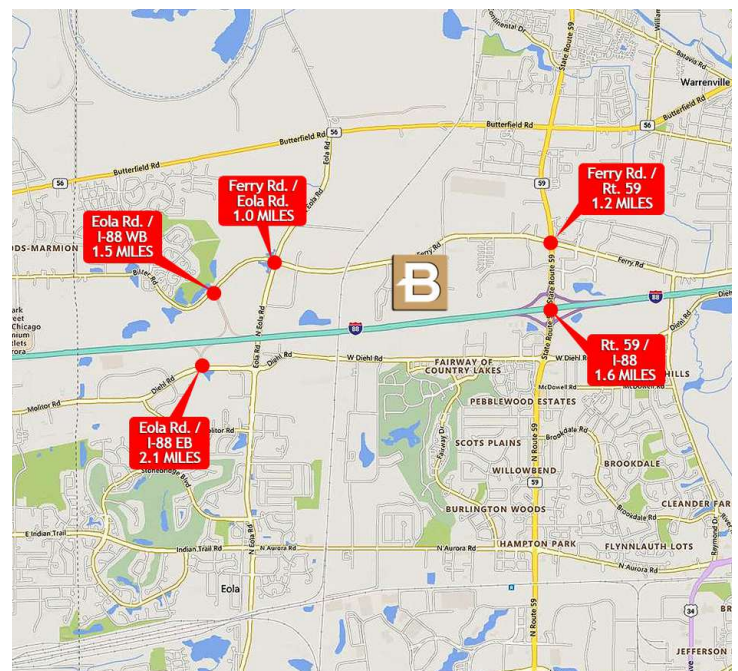


LOCATION DESCRIPTION

Strategically located less than 2 miles from two full interchanges at I-88/Rt. 59 and I-88/Eola Rd.

PROPERTY OVERVIEW

- 6.3 Acre Site
- Tollway Visibility
- Adjacent to newly constructed Class A Industrial properties
- Recent annexation approval into City of Aurora
- Recently rezoned to ORI(C): Office Research Light Industrial with Conditional Use
- Water and Sewer Nearby
- Asking Price: \$2,730,000 (\$9.95 PLSF)
- Taxes: \$2,700/year (2024)



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847.758.9200 x307

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MATT HANSON

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1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

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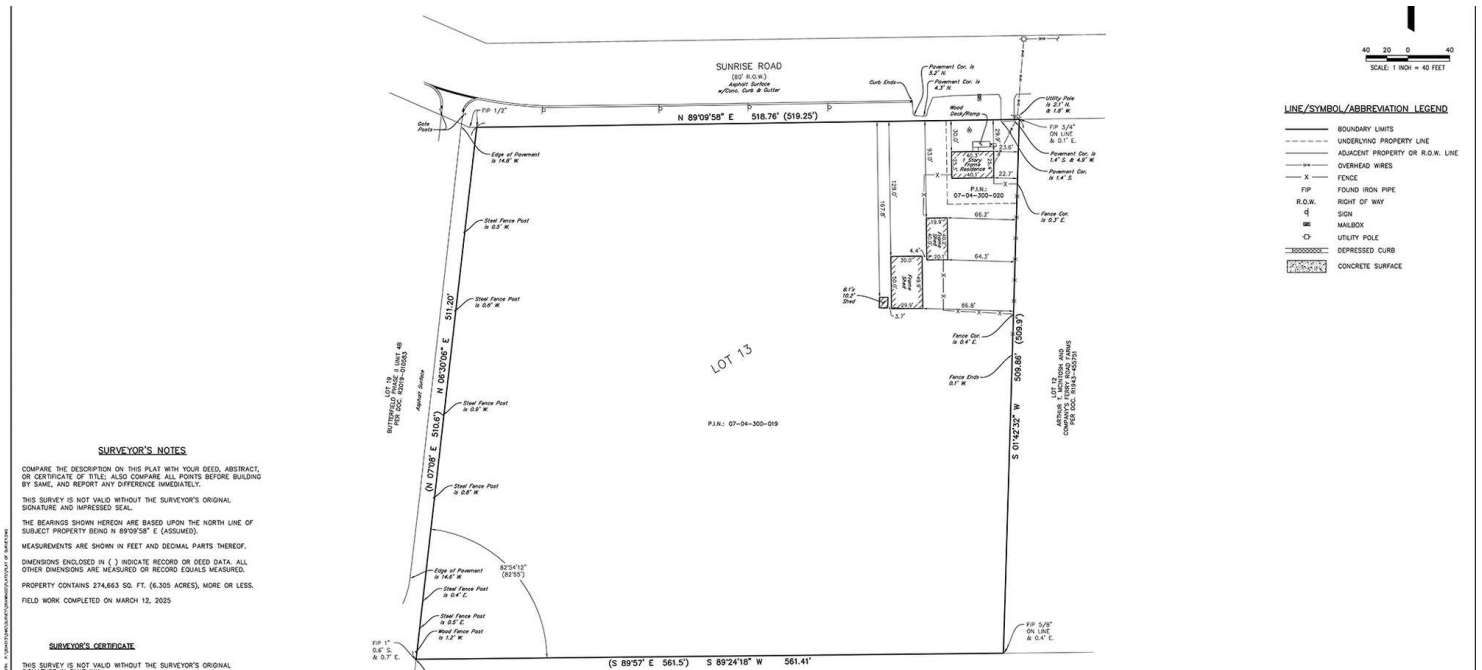
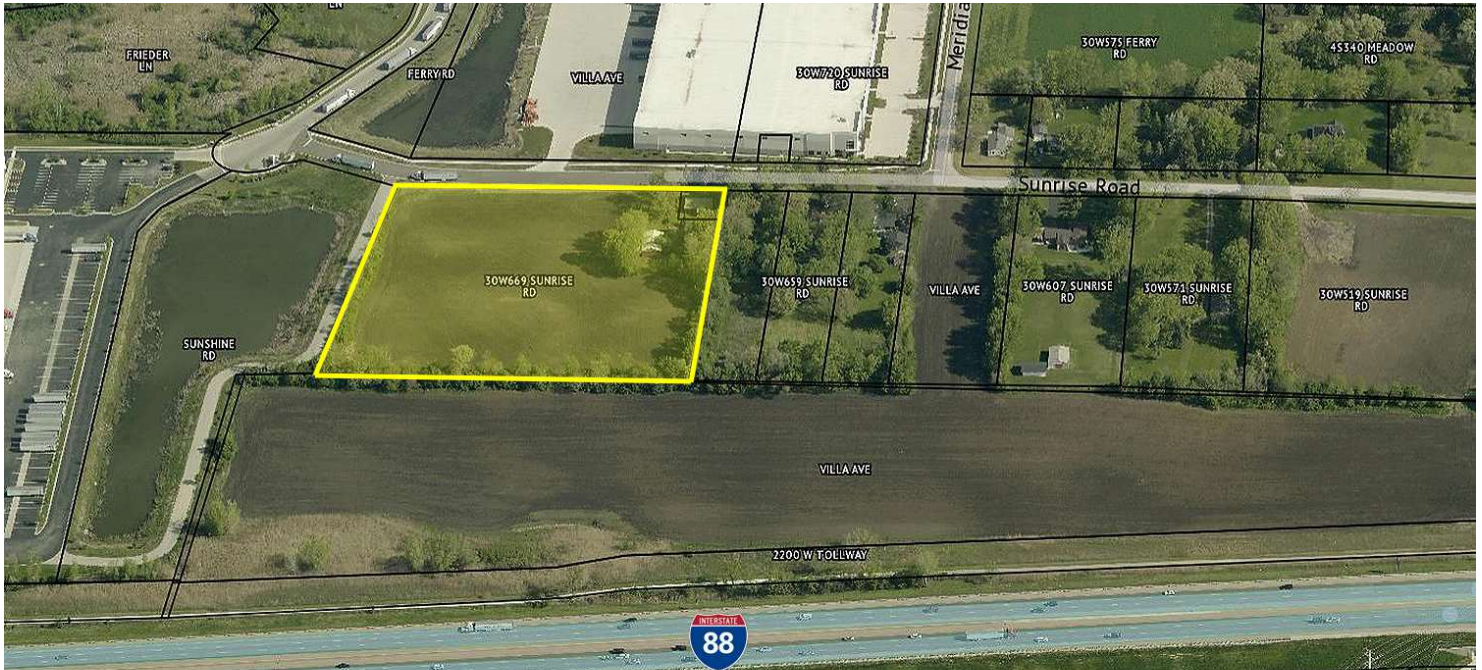
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Potential Building Exterior Rendering

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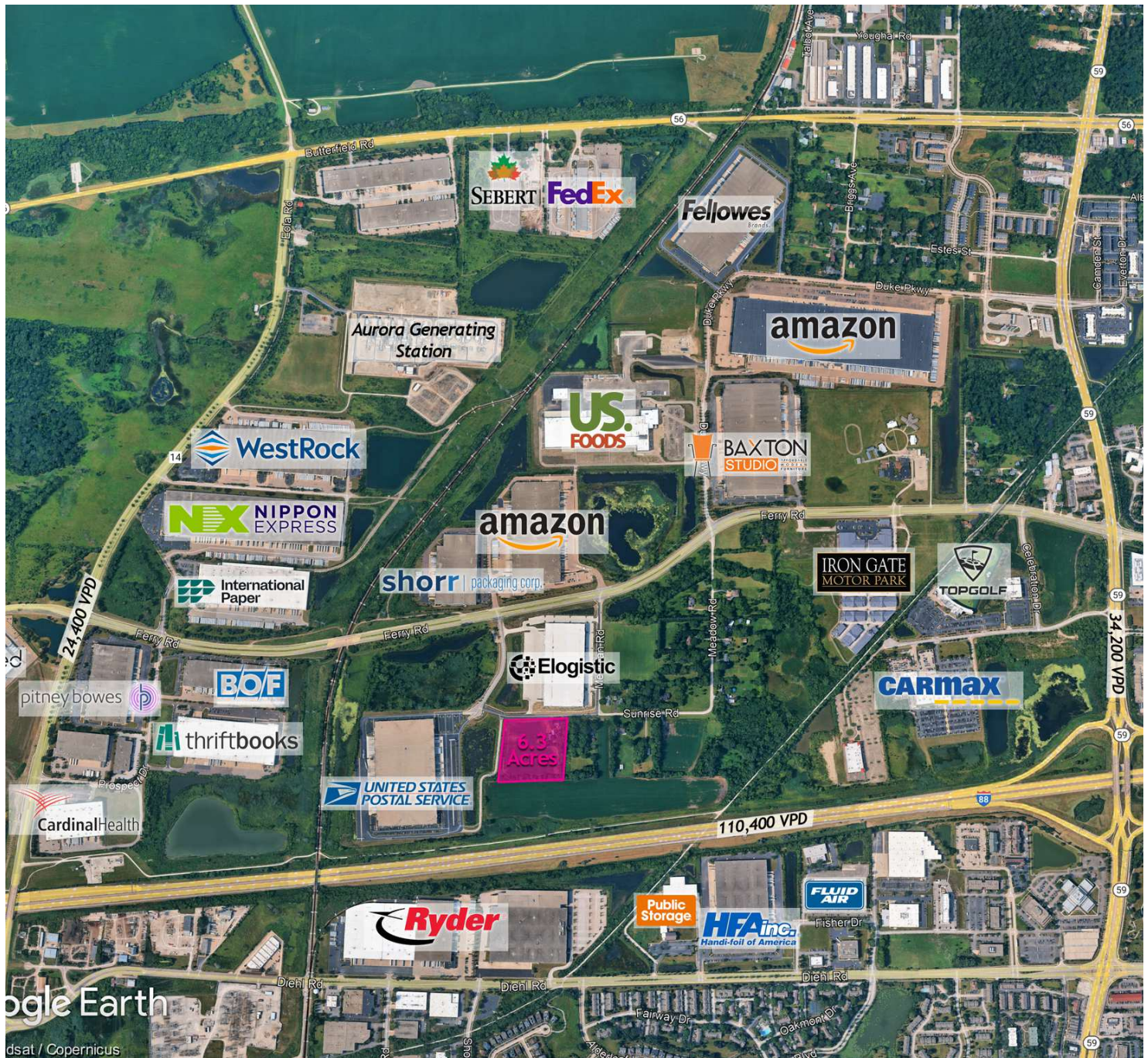
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