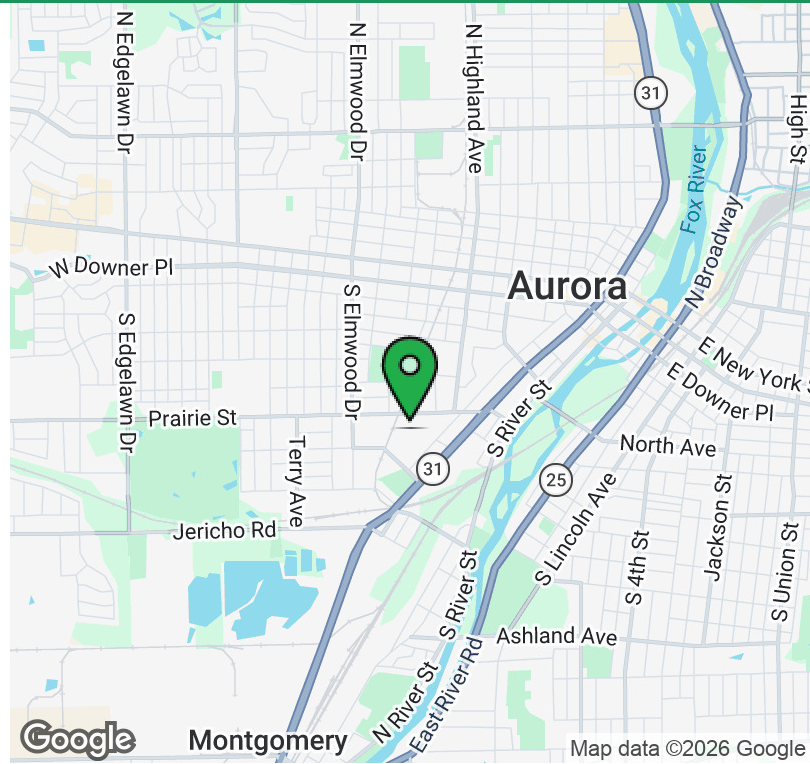
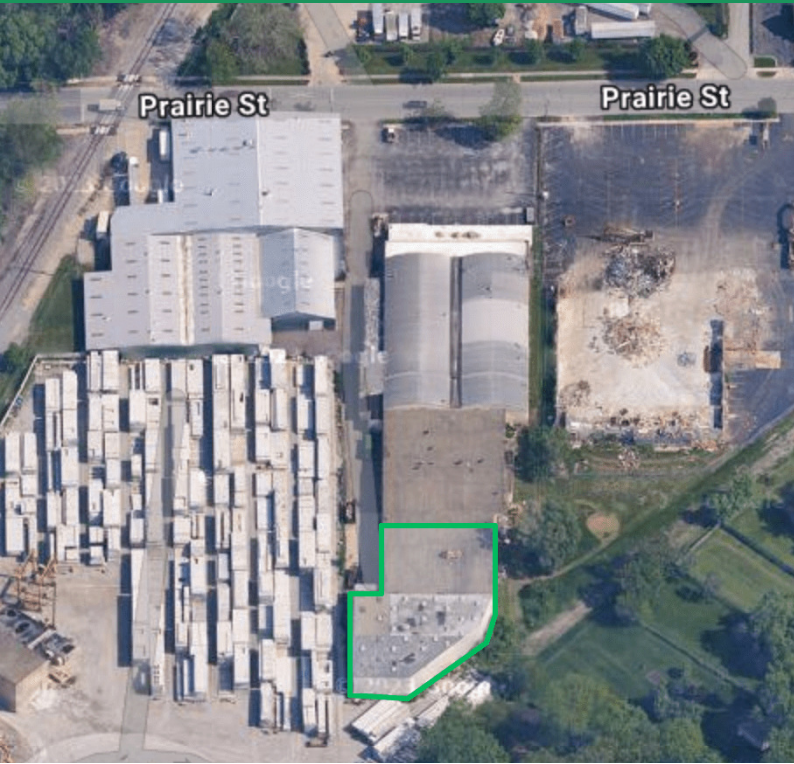


For Lease

740 Prairie St, Aurora, IL 60506

18,500 SF Industrial Space For Lease



Property Description

18,500 SF Warehouse space ideally suited for storage

Location Description

Located less than 4 miles from the I-88 and Route 31 interchange.

Property Highlights

- Two level space, not divisible
- Lower level is 9,500 SF with 20' clear height and upper level is 9,000 SF with 14' clear height
- 2 Exterior dock slots with 10'x10' access door
- Sprinklered
- Broker has ownership in this property

Offering Summary

Lease Rate: \$4 SF/yr (Gross)

Available SF: 18,500 SF

Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|-----------|
| Total Households | 4,214 | 36,163 | 77,286 |
| Total Population | 12,816 | 110,661 | 229,508 |
| Average HH Income | \$98,486 | \$89,081 | \$111,676 |

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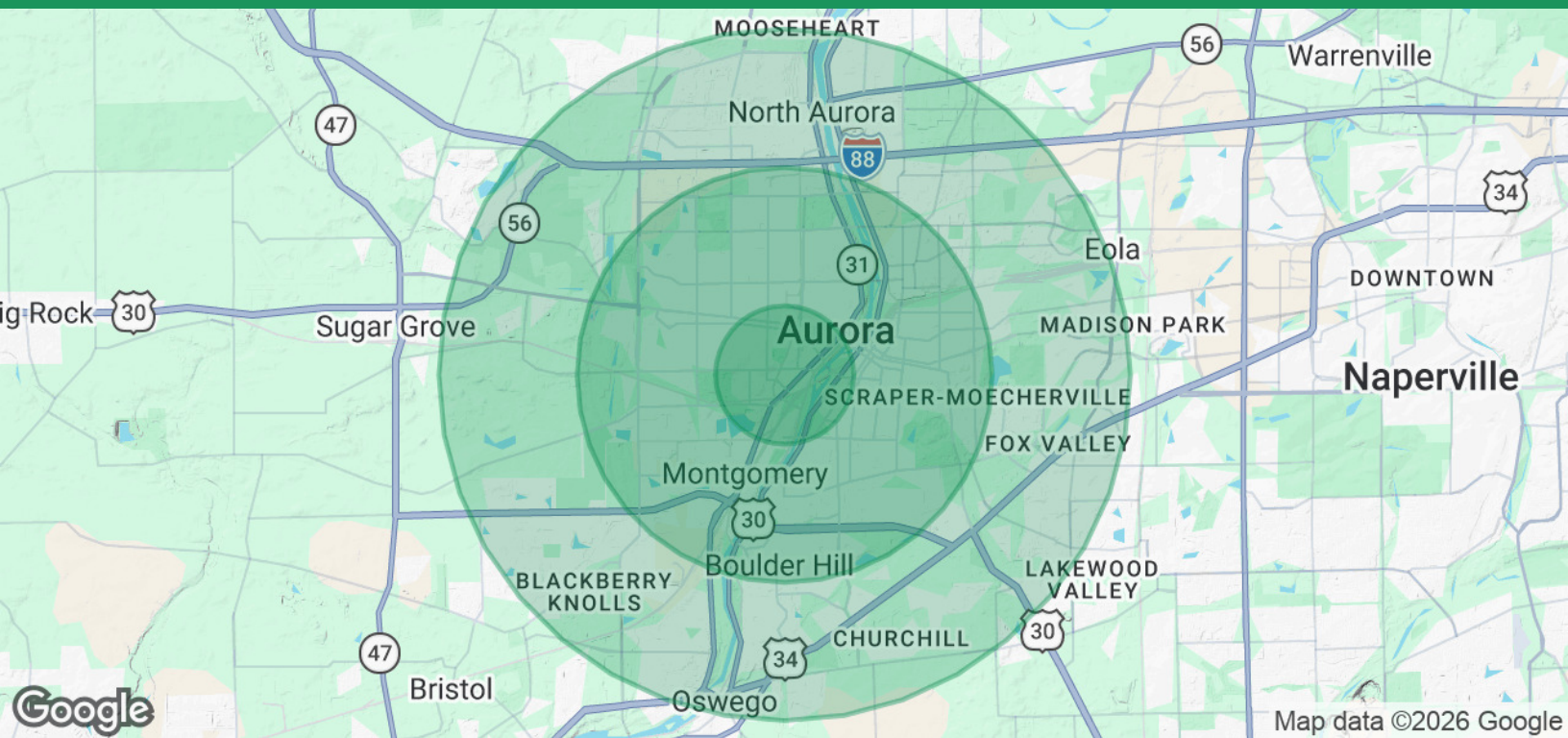
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For Lease

740 Prairie St, Aurora, IL 60506

18,500 SF Industrial Space For Lease



Population

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population | 12,816 | 110,661 | 229,508 |
| Average Age | 37 | 37 | 37 |
| Average Age (Male) | 37 | 36 | 36 |
| Average Age (Female) | 38 | 37 | 38 |

Households & Income

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,214 | 36,163 | 77,286 |
| # of Persons per HH | 3 | 3.1 | 3 |
| Average HH Income | \$98,486 | \$89,081 | \$111,676 |
| Average House Value | \$231,271 | \$219,503 | \$279,124 |

Demographics data derived from AlphaMap

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