

Owned by:



AIC
INDUSTRIAL REALTY

±158,763 SF Building
AVAILABLE
For Sale or Lease



1301 Frontenac Road

Naperville, IL

±158,763 SF

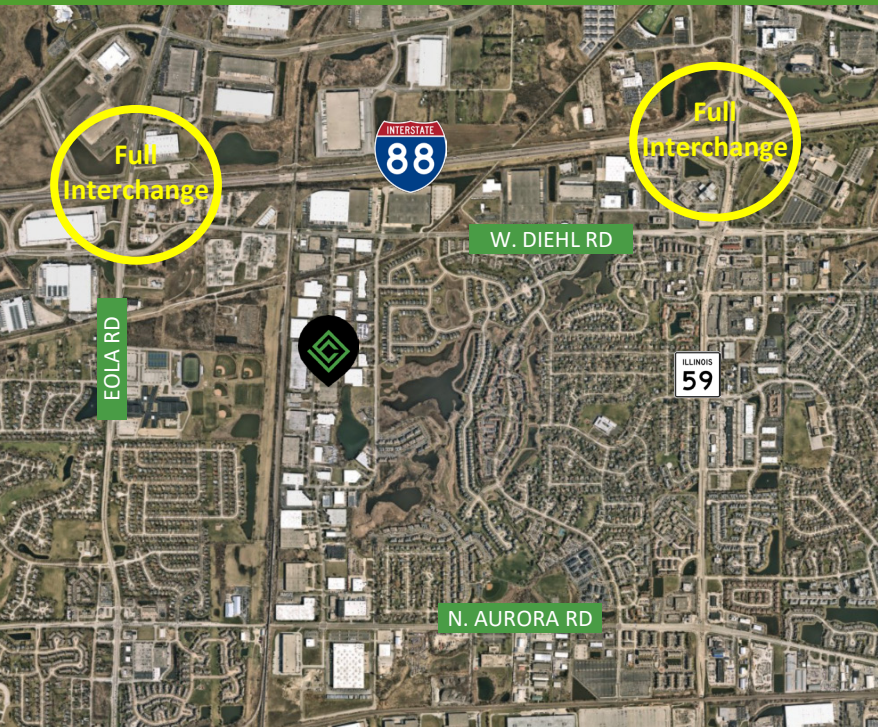
Building

±6.68 Acres

Site

Access to I-88

Excellent Location



Specifications

- ±158,763 SF Building Available For Sale or Lease
- ±6.68 acre site
- ±8,000 sf of two-story office
- 21'-22' clear height
- 36' x 36' column spacing
- 9 interior docks
- 2 drive-in doors
- 135 parking stalls
- 8,000 Amps Total:
 - 1 main with 4,000 amps @480 volt
 - 2nd main with 4,000 amps @480 volt
- Outstanding access to I-88 via Eola Rd or IL Route 59
- Real Estate Taxes: \$181,015.48 (2023 paid 2024)
- Sale Price: Subject to Offer
- Lease Rate: Subject to Offer

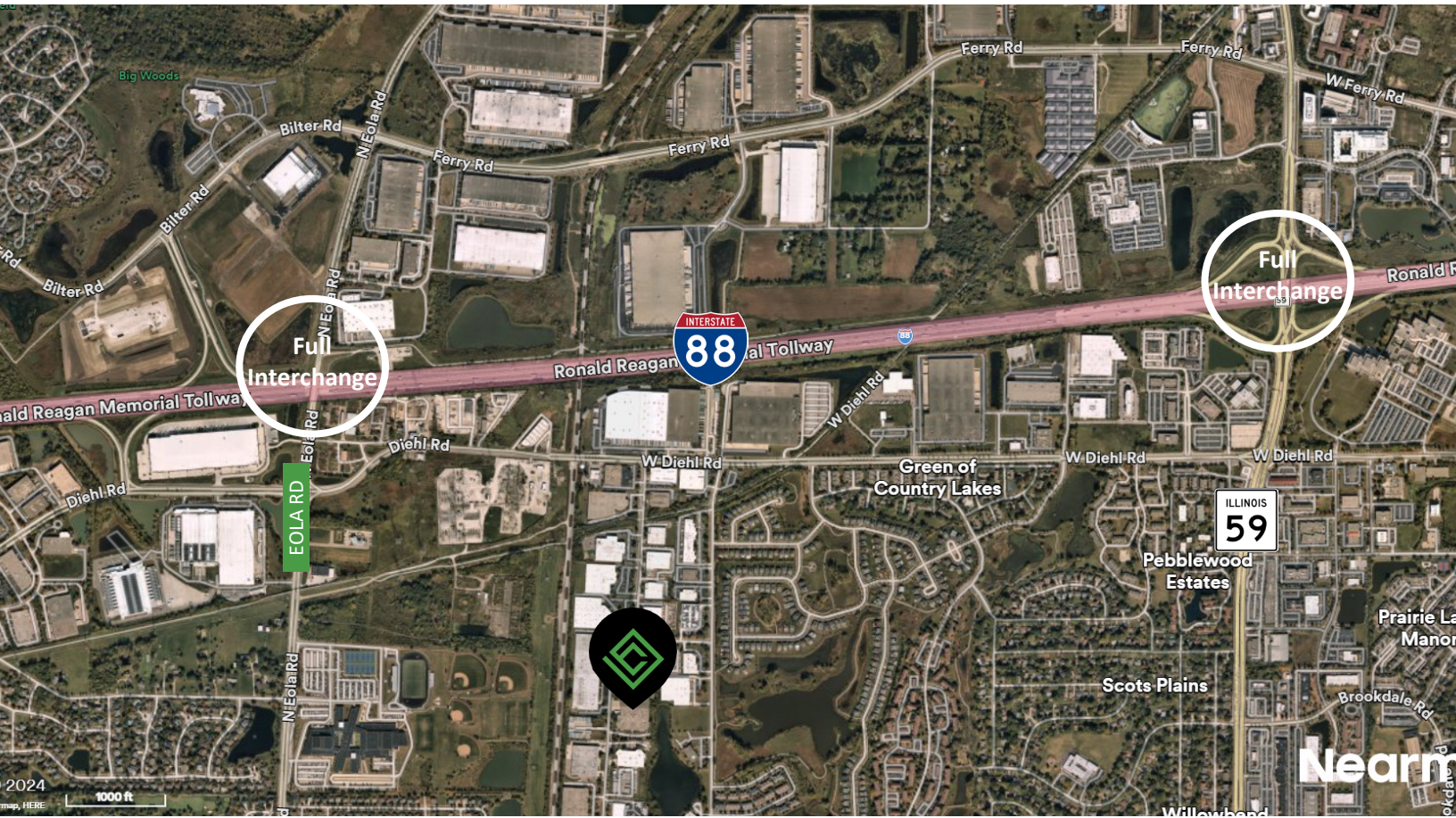


NICK KREJCI
Partner
nkrejci@coreindrealty.com
630-390-7956

NOEL S. LISTON
Managing Broker
nliston@coreindrealty.com
630-786-2424

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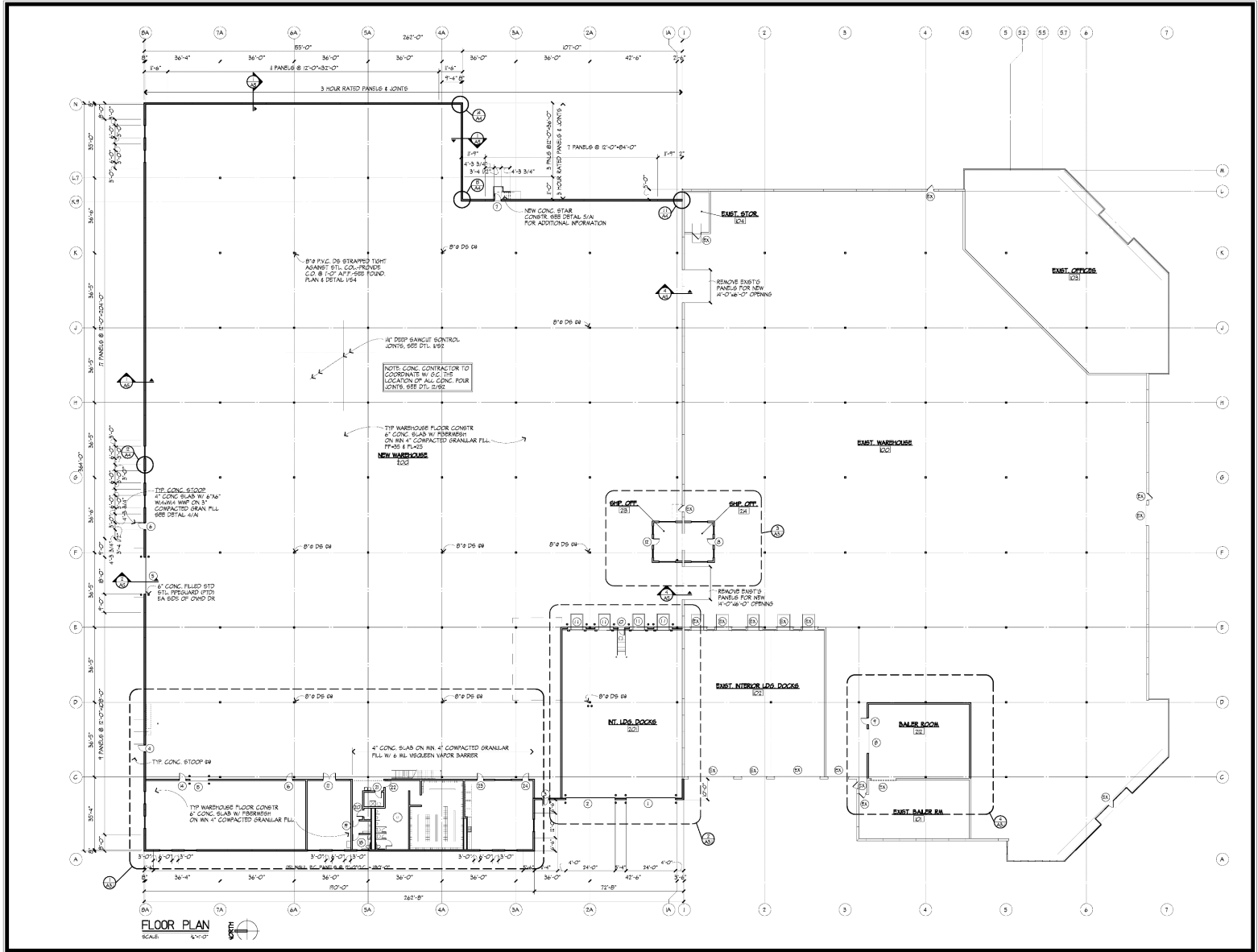
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Oak Brook, IL 60523
coreindrealty.com | 630-786-2424

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