

INDUSTRIAL  
BUILDING  
FOR SALE  
OR LEASE

±90,223 SF  
AVAILABLE

100% Air-  
Conditioned

Heavy Parking /  
Outdoor  
Storage

**T**  
TRANSWESTERN  
REAL ESTATE  
SERVICES

# 2359 DIEHL ROAD

Aurora, IL 60502

[Property Website](#)

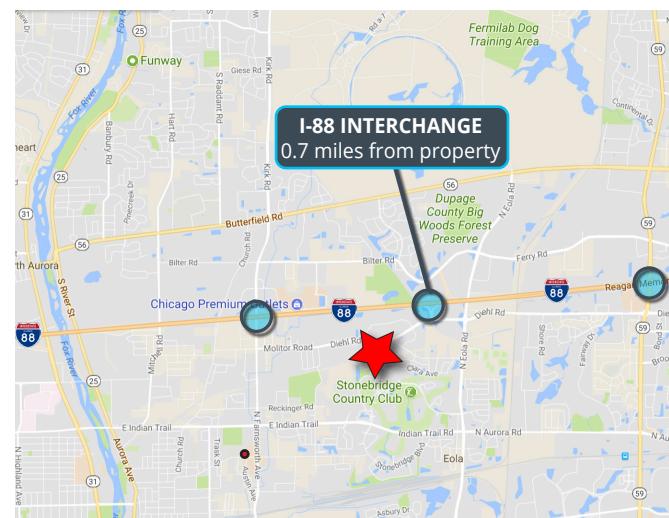


## SPECIFICATIONS

- Building Size: ±90,223 SF
- Land Area: ±8.2 AC
- Office Size: ±15,000 SF
- Ceiling Height: ±20'
- Loading: 2 Ext. Docks (Exp.)
- Power: 2500A 480V 3PH
- Parking: ±200 Cars
- Sprinklers: Wet
- Year Built: 2000
- Zoning: ORI
- Construction: Precast Concrete
- RE Taxes: \$1.37 PSF (2024)
- **Sale Price: \$8,950,000**
- **Lease Rate: \$6.75 PSF Net**

## HIGHLIGHTS

- 100% air-conditioned
- Heavy power and parking
- Potential for outdoor storage
- Heavy lab space
- Class "A" office
- Located in the prestigious White Oak Business Park
- Seconds off of I-88, Eola Road, and Route 59



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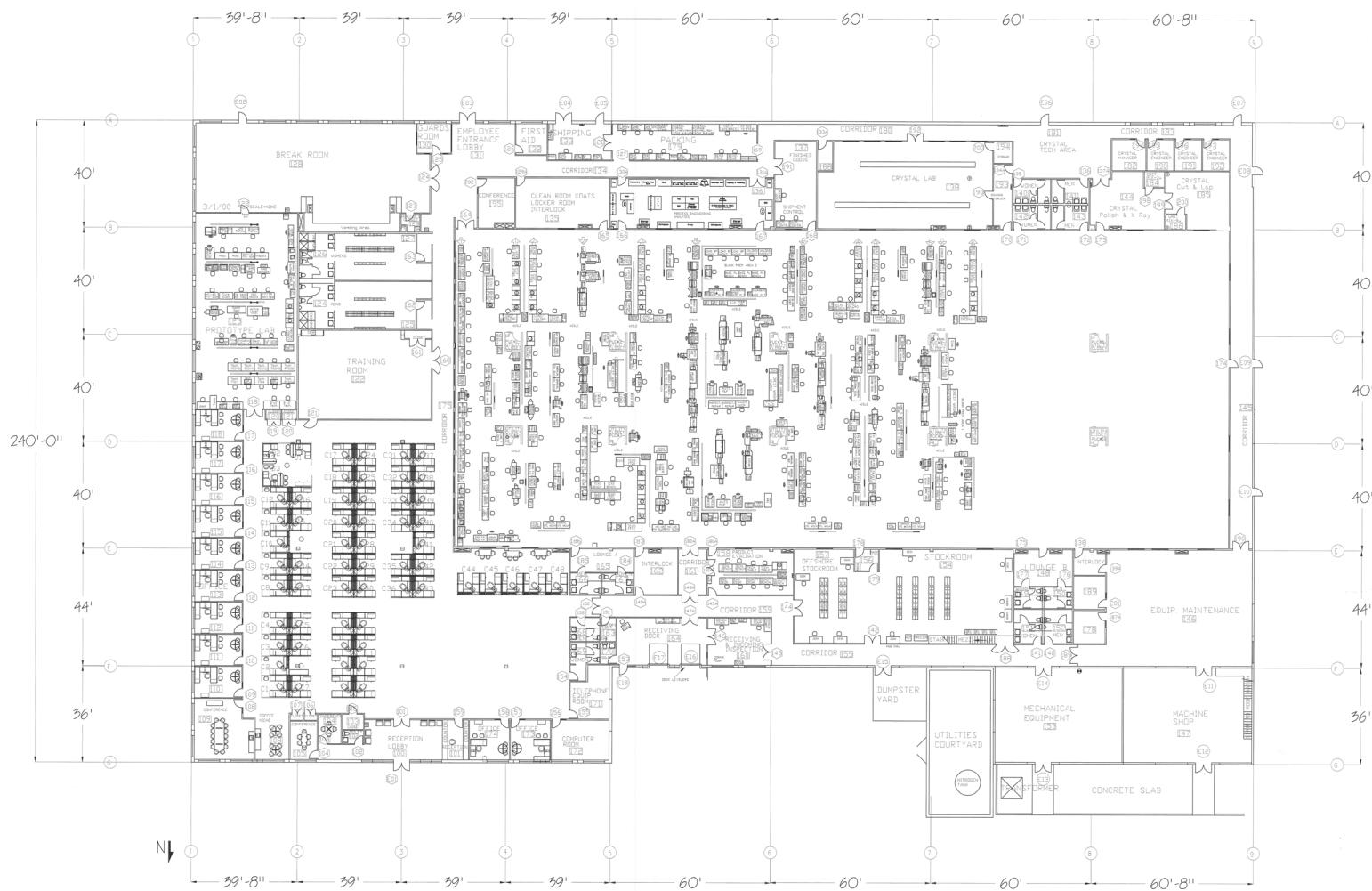
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## FLOOR PLAN



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## PROPERTY AERIAL OF TENANT SPACE



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## PROPERTY PHOTOS



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