

For Sale/Lease

9,845-45,120 SF

Immediate Availability

1700 Landmark Road

Aurora, Illinois

PROPERTY HIGHLIGHTS

- Rarely available unit in this size range
- Institutionally owned and managed
- Potential for fenced/secured outdoor storage
- Zoning: Industrial
- Power: North Unit: 1,200A, 120/240V, 3-Phase
South Unit: 800A, 120/240V, 3-Phase
- Walking distance to an abundance of retail amenities
- Real Estate Taxes: \$1.96/SF (2024 Payable 2025)
- CAM: \$1.63/SF (Includes Insurance & Management Fee)
- Sale Price/Lease Rate: Subject to Offer



9,845 - 45,120 SF
AVAILABLE SIZES



4 DRIVE-IN
DOORS



11'6" - 15'
CEILING HEIGHT



2,315 SF & 2,820 SF
UPDATED OFFICES



1 INTERIOR DOCK
WITH LEVELER
1 EXTERIOR DOCK



IMMEDIATE ACCESS
TO I-88 VIA RT. 31 OR
ORCHARD ROAD

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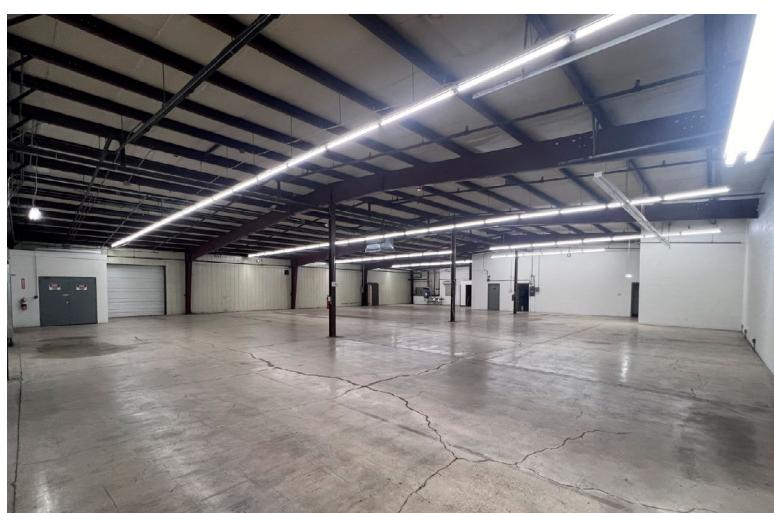


CLEAR HEIGHT
PROPERTIES

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1700 LANDMARK ROAD, AURORA, IL | FOR SALE/LEASE



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AND MANAGED BY

CH CLEAR HEIGHT
PROPERTIES

2024 DEMOS | 5-MILE RADIUS


188,802
TOTAL POPULATION


\$98,646
AVERAGE HOUSEHOLD INCOME


75,047
LABOR FORCE


16.0%
BACHELOR DEGREE+

NOTABLE DISTANCES

MAJOR ARTERIES / INTERSTATES

I-88 Expressway	1.5 miles, 6 minutes
I-355 Expressway	16 miles, 21 minutes
I-294 Expressway	25 miles, 30 minutes
I-90 Expressway	21 miles, 40 minutes

DESTINATIONS

O'Hare International Airport	34 miles, 40 minutes
Chicago Business District	40 miles, 52 minutes

VEHICLES PER DAY

I-88 Expressway North of Site	99,011
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