

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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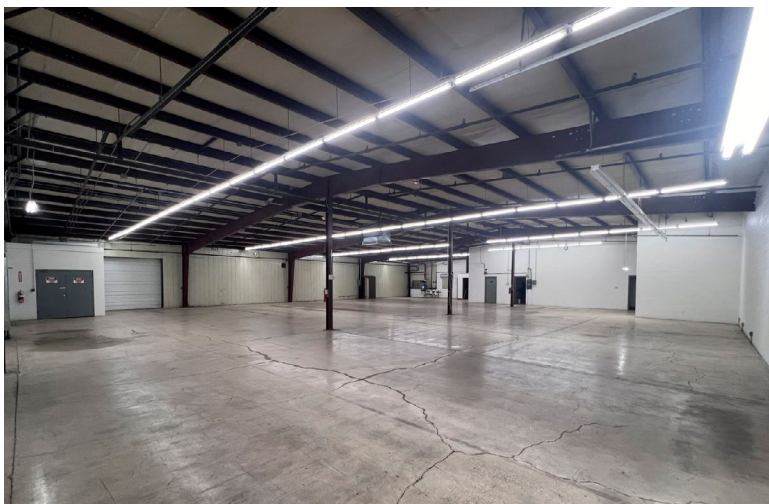
PROFESSIONALLY OWNED AND MANAGED BY



CLEAR HEIGHT
PROPERTIES

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2024 DEMOS | 5-MILE RADIUS



188,802

TOTAL POPULATION



75,047

LABOR FORCE



\$98,646

AVERAGE HOUSE-HOLD INCOME



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 |
|-------------------------------|--------|

