

# MICHELL & CORPORATE

ONE  $\pm$  8.47-ACRE SITE REMAINING  
AVAILABLE FOR OUTRIGHT SALE,  
BUILD-TO-SUIT LEASE OR SPECULATIVE  
INDUSTRIAL DEVELOPMENT

NEC MITCHELL RD & CORPORATE BLVD,  
AURORA, ILLINOIS

8.47 AC IS BUILDABLE, NET OF DETENTION/  
WETLAND SETBACK.

LOCATED IN CITY OF AURORA TIF #7



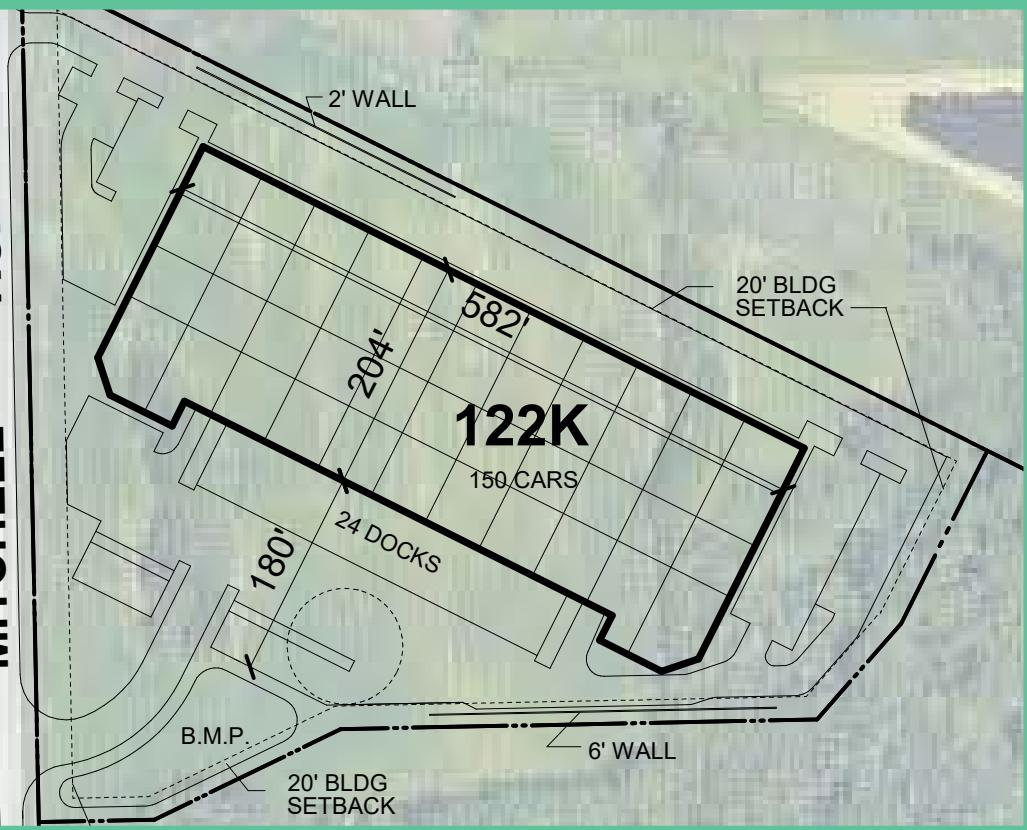
CBRE

DOLAN  
and  
MURPHY  
INC.  
Real Estate

# BUILDING 1

## CONCEPTUAL SITE PLAN

MICHELL ROAD



### BUILDING 1

#### CONCEPTUAL SPECIFICATIONS

Site Size: ± 8.47 AC

Building Size: 122,184 SF

Loading: Up to 24 Exterior Docks  
2 Drive-In Doors

Ceiling Height: 32' Clear

Car Parking: 150 Spaces

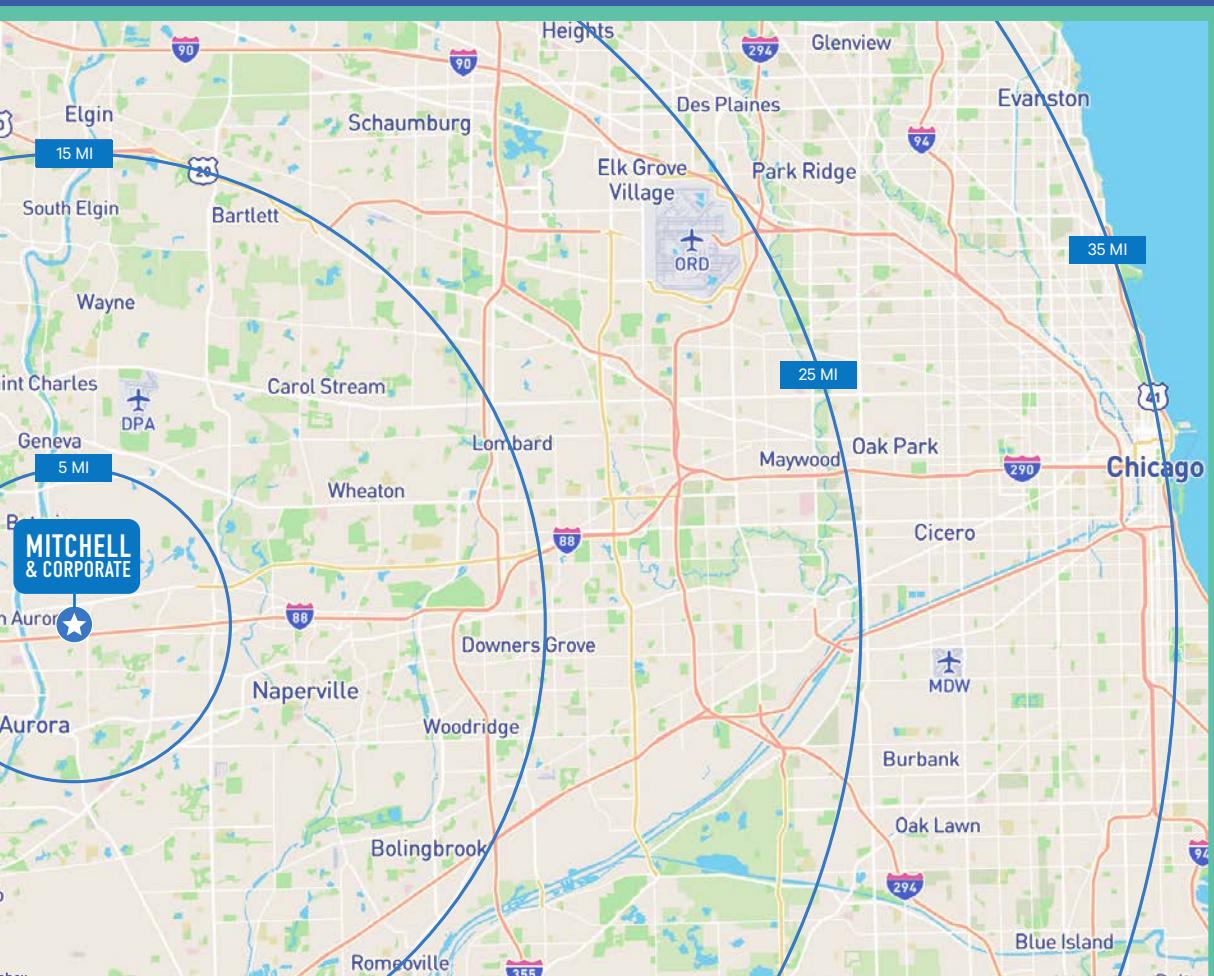
Trailer Parking: 10 Stalls

Asking Sale Price: \$8.00 PLSF

Site plan has been reviewed and revised with support of the City of Aurora and with input from civil engineer. Plat of survey available upon request. Existing ORI Zoning creates the opportunity to expedite the municipal approval process for industrial uses.



# PROPERTY HIGHLIGHTS



\*Detention is accommodated off-site meaning the full 8.47 AC is buildable. Updated plat of survey and wetlands information is available upon request. Major roadwork was completed recently to enhance site access and circulation. Located in City of Aurora TIF #7.



Potential for Class A  
precast construction with  
state-of-the-art amenities



Quick access to full  
interchange at I-88 via  
Farnsworth Avenue



Low Kane County  
tax base (Aurora, IL)



Abundant labor  
pool



Uniquely available for  
sale or for lease



ORI  
Zoning



Located in City of  
Aurora TIF District #7



8.47 ac is buildable, Net  
of detention/wetland  
setback

**+8.47 AC AVAILABLE FOR 122K SF  
SPECULATIVE INDUSTRIAL DEVELOPMENT\***

# CORPORATE NEIGHBORS



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