

MITCHELL & CORPORATE

*ONE ± 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

SITE 1

SOLD

MITCHELL
& CORPORATE

4-WAY INTERCHANGE
AT I-88 & FARNSWORTH RD
4 MIN DRIVE, 1.7 MILES

FARNSWORTH RD

CHURCH RD

CORPORATE BLVD

MITCHELL RD

INTERSTATE
88

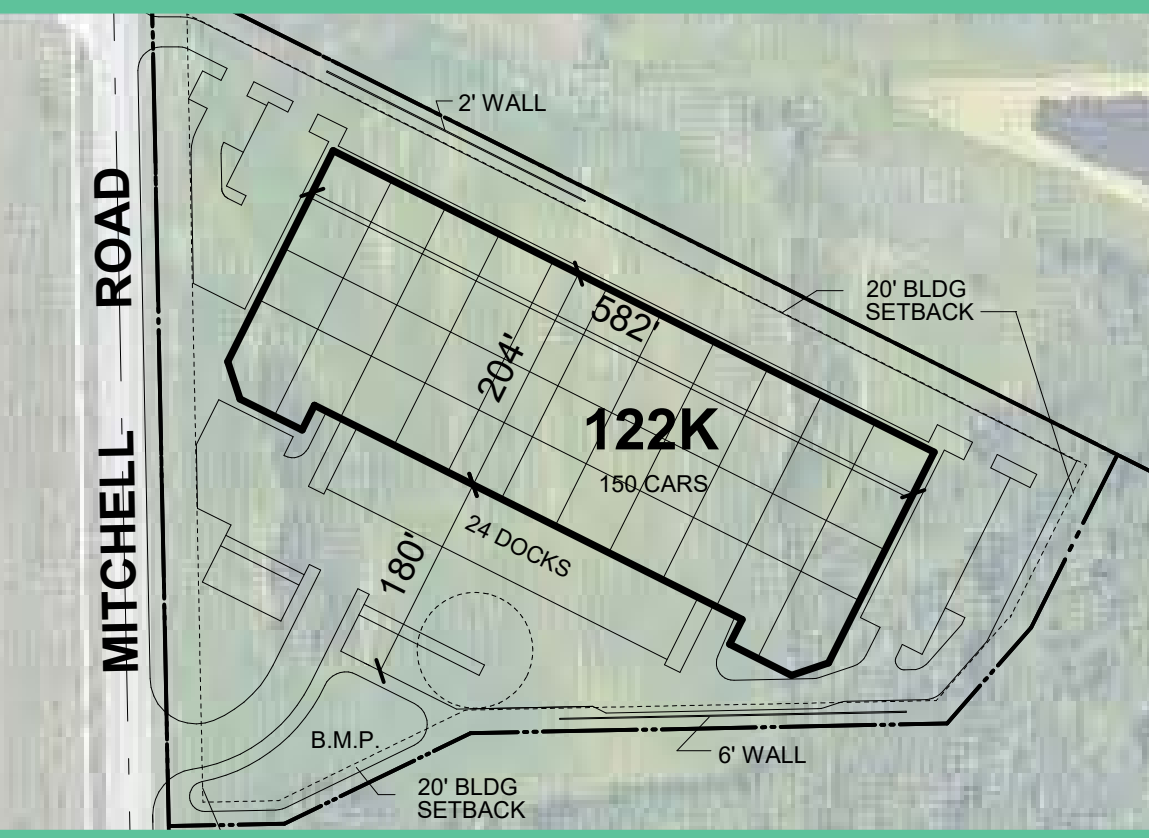


CBRE

DOLAN
and
MURPHY
INC.
Real Estate

BUILDING 1

CONCEPTUAL SITE PLAN



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

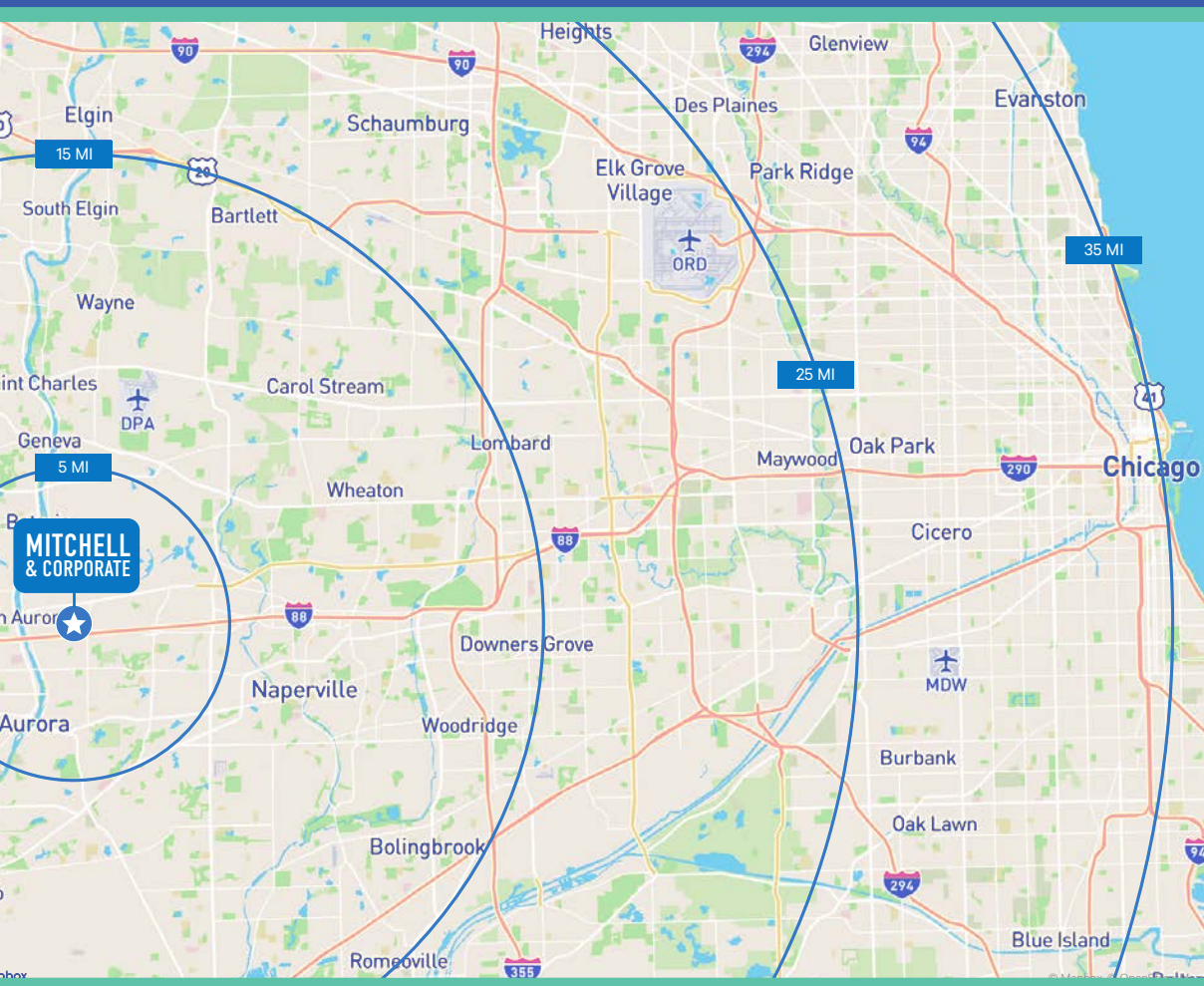
Site plan has been reviewed and revised with support of the City of Aurora and with input from civil engineer. Plat of survey available upon request. Existing ORI Zoning creates the opportunity to expedite the municipal approval process for industrial uses.



CONCEPTUAL RENDERING



PROPERTY HIGHLIGHTS



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

*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 roadway was completed recently to enhance site access and circulation. Located in City of Aurora TIF #7.

**±8.47 AC AVAILABLE FOR 122K SF
SPECULATIVE INDUSTRIAL DEVELOPMENT***

CORPORATE NEIGHBORS





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