

For Lease

88 N Dugan Rd, Units E & F, Sugar Grove, IL 60554

12,500 SF Industrial Unit For Lease



Property Description

12,500 SF 5 Bay Space, East Endcap with Dugan Road Visibility

Location Description

East access from Route 30 & Dugan Rd (a signalized intersection).
Next to Aurora Municipal Airport.

Property Highlights

- M-2 Industrial District (Office/Tech uses approved)
- 2 DIDs
- 1 Exterior Dock
- Pre-finished steel and micro-crete
- Building sits on 2.9 acres - (240' x 529')
- 102 parking spaces (total for building)
- 3 phase, 200 amps, 208 volt

Offering Summary

Lease Rate:	\$9.00/SF (NNN)
Available SF:	12,500 SF
Lot Size:	2.9 Acres
Building Size:	40,500 SF

Demographics

	1 Mile	5 Miles	10 Miles
Total Households	169	8,230	77,587
Total Population	429	22,060	222,338
Average HH Income	\$161,795	\$141,571	\$119,245

Brian Dolan

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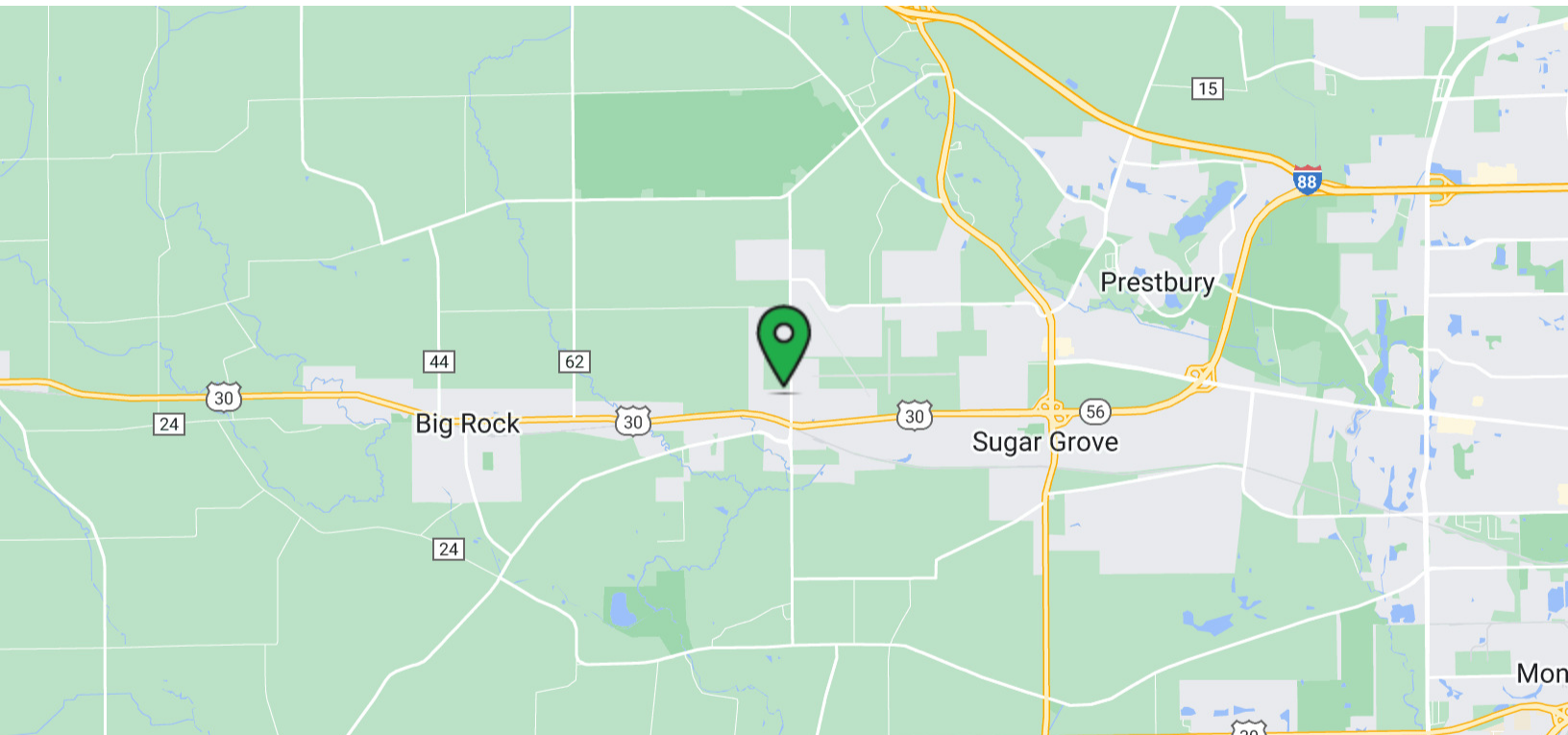
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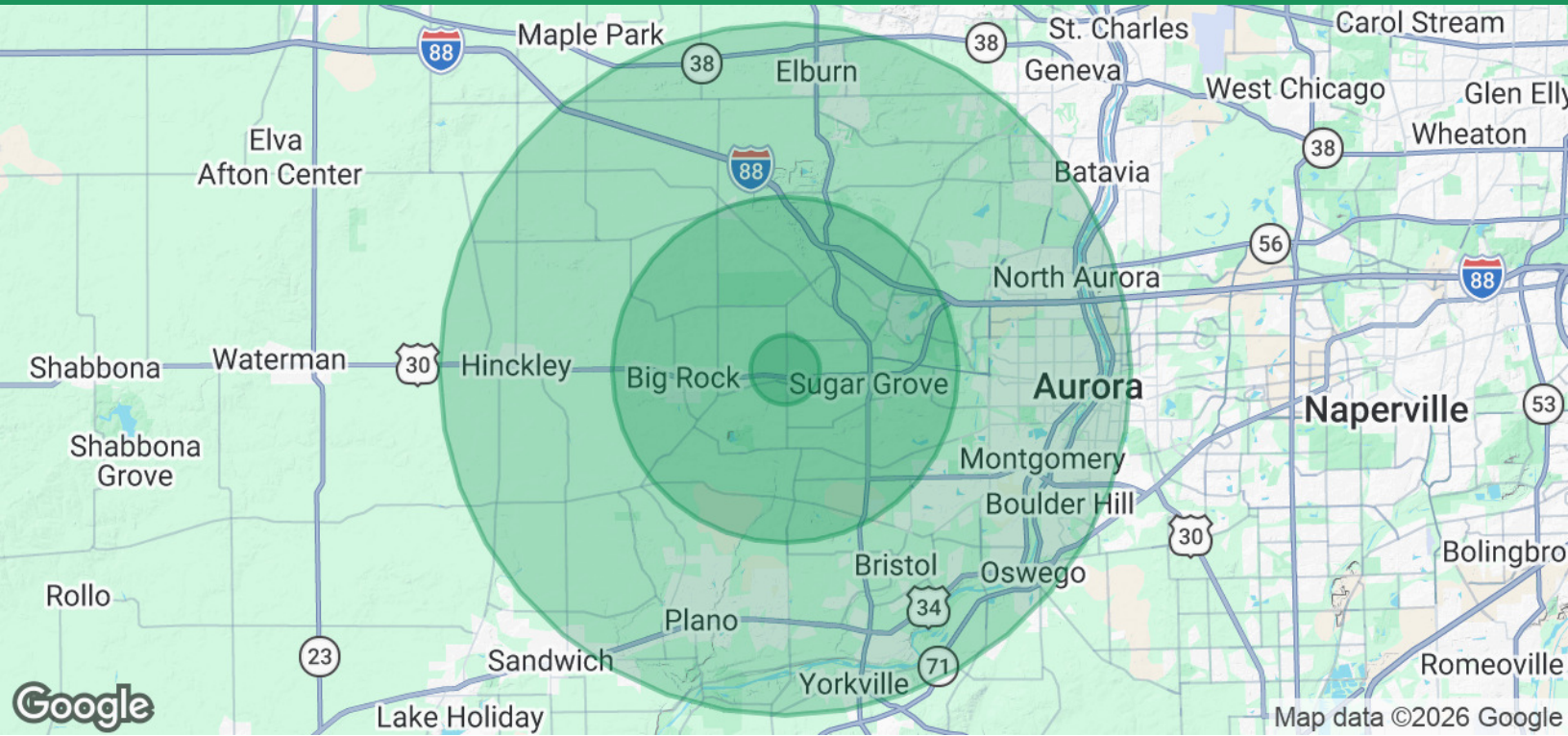
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Population

	1 Mile	5 Miles	10 Miles
Total Population	429	22,060	222,338
Average Age	46.9	42.0	37.4
Average Age (Male)	48.2	41.9	36.8
Average Age (Female)	46.4	41.3	38.7

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	169	8,230	77,587
# of Persons per HH	2.5	2.7	2.9
Average HH Income	\$161,795	\$141,571	\$119,245
Average House Value	\$407,082	\$348,097	\$303,404

2023 American Community Survey (ACS)

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