



CLARION PARTNERS

For Lease

1455 Sequoia Drive
Aurora, Illinois 60506

41,012 Square Feet Available



MAKE READY COMPLETE • NEWLY REFURBISHED OFFICE

BUILDING HIGHLIGHTS

- 41,012 SF available
- ±3,500 SF newly refurbished office
- 30' clear height
- ESFR sprinkler system
- 5 dock high doors
- 1 drive-in door
- 27 car stalls (expandable)
- 46' x 50' typical bay spacing
- LED lighting
- Immediate access to I-88 via Orchard Rd
- Make-ready complete
- Available for immediate occupancy





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This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.



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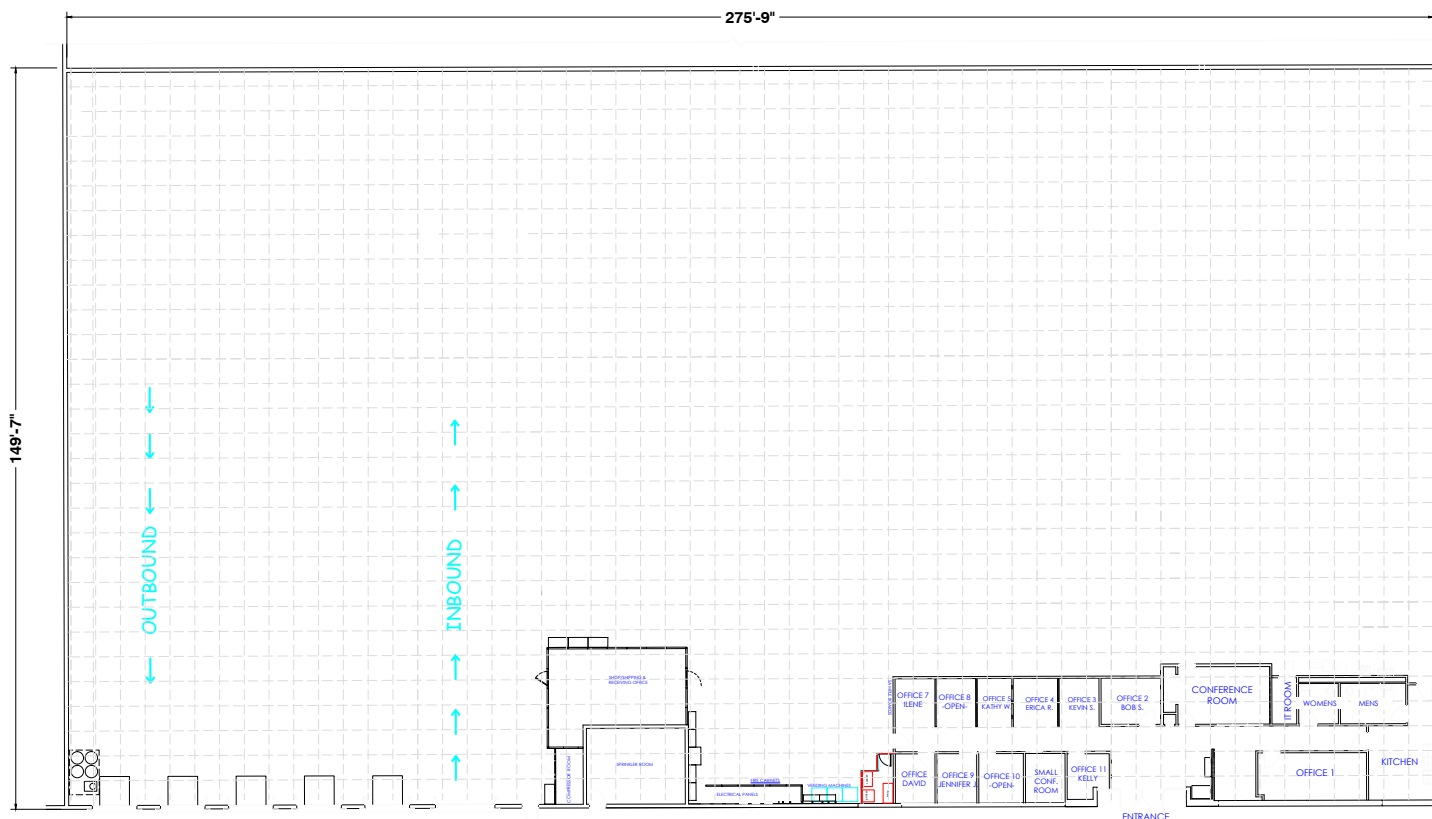
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1455 Sequoia Drive, Aurora, Illinois 60506



Positioned less than a mile from I-88 at Orchard Road, 1455 Sequoia Drive offers an excellent opportunity for users seeking direct access to and from Chicago's rapidly growing western suburbs. The availability is a size difficult to find in the market and it is ready for immediate occupancy.



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A Franklin Templeton Company

www.clarionpartners.com

For more information on this opportunity, please contact.



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