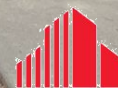




9,824 SF For Lease

**3600 Thayer Court, Suite 400**  
AURORA, ILLINOIS



**CUSHMAN &  
WAKEFIELD**

# 3600 Thayer Court, Suite 400

## AURORA, ILLINOIS

### Property Features

Available Size: 9,824 SF

Office Size: 0 SF

Clear Height: 16'

Loading: 1 Drive-In Door; 2 Shared Exterior Docks

Car Parking: +/- 15 Spaces

Column Spacing: 30' X 30'

Lease Rate: Subject to Offer

Comments: +/- 2,000 SF of Additional Mezzanine Space



**OPEN FLOOR PLAN**



**PRIVATE DRIVE-IN DOOR**



**ADDITIONAL MEZZANINE SPACE**

# PROPERTY FEATURES



69,630 SF  
FULL BUILDING SIZE



2 SHARED EXTERIOR  
DOCKS



6.9 ACRES  
LOT SIZE



WET  
SPRINKLER



9,824 SF  
UNIT SIZE



1 DRIVE-IN DOOR  
DOORS



PPD  
ZONING



+/- 15 CAR STALLS  
PARKING



16 '  
CLEAR HEIGHT



1600 AMPS  
POWER



1989  
YEAR BUILT



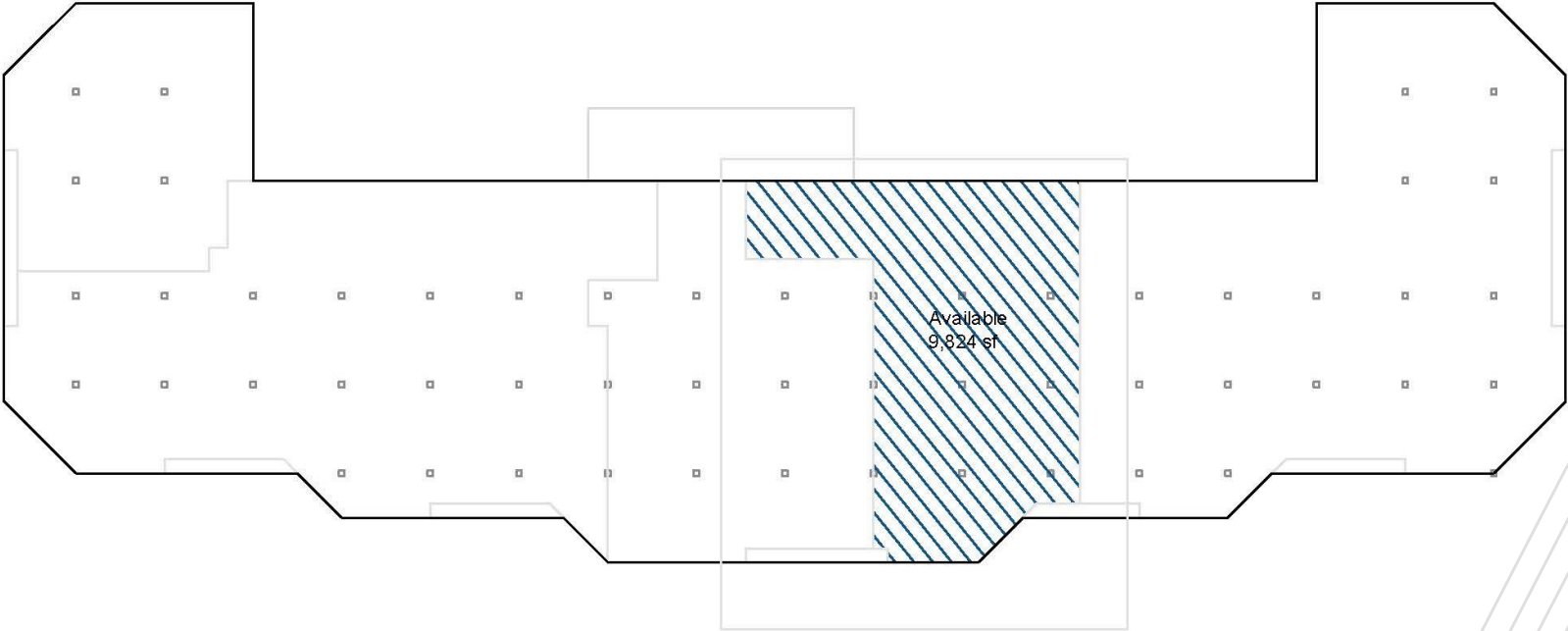
\$ 1.75  
TAXES 2023



# 3600 Thayer Court, Suite 400

## AURORA, ILLINOIS

### Floor Plan



# 3600 Thayer Court, Suite 400 AURORA, ILLINOIS



3600 Thayer Ct

S Frontenac St

Thayer Ct

+/- 9,824 SF  
AVAILABLE

- Quick access to Rt. 59 and Eola Interchange
- Low DuPage County taxes
- Strong labor pool





For more information, you may contact:

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