

For Sale

Industrial Land For Sale In Aurora

2550 Frieder Ln, Aurora, IL 60502



Property Description

2 + Acres of Industrial Land for Sale in Aurora

Location Description

This prime industrial lot offers 2.028 acres of land, strategically located in a rapidly expanding industrial corridor along Ferry Road. The site provides easy access to key transportation routes, including I-88 and Rt. 59 via Ferry Road, ensuring efficient connectivity for logistics and transportation needs.

Property Highlights

- All essential utilities are available on-site
- Truck parking and outside storage are permitted, providing flexibility for various industrial operations.
- Surrounded by numerous logistics centers and warehouses, this lot is ideally positioned for businesses looking to capitalize on the area's growth and infrastructure development.

Offering Summary

Sale Price:	\$9.00 / SF
Lot Size:	2.028 Acres
Zoning:	PPD - Planned Development District

Demographics	1 Mile	3 Miles	5 Miles
Total Households	871	20,803	62,907
Total Population	2,162	53,256	172,787
Average HH Income	\$125,612	\$149,057	\$144,586

Brian Dolan

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Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

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FINAL PLAT OF SUBDIVISION BUTTERFIELD PHASE II UNIT 4B

PART OF SECTIONS 4 AND 5, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS.

STORMWATER CONTROL EASEMENT

A STORMWATER CONTROL EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AURORA ("CITY") FOR ALL AREAS HEREIN PLATED AND DESIGNATED AS STORMWATER CONTROL EASEMENT. FOR A STORMWATER CONTROL FACILITY TO BE MAINTAINED BY THE OWNER OF SAID FACILITY IN ACCORDANCE WITH CITY ORDINANCES AND APPROVED ENGINEERING PLANS SAID EASEMENT SHALL FURTHER GRANT AND ALLOW THE CITY ITS CONTRACTORS AND OR AGENTS, THE RIGHT TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE AND OPERATE STORM SEWER PIPES AND STRUCTURES WITHIN SAID EASEMENT AND TO CONVEY STORMWATER WITHIN SAID STORM SEWERS, NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE CITY HAS DETERMINED THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF SUCH FACILITY, SUCH AS GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL.

THE CITY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER CONTROL FACILITIES LOCATED WITHIN SAID EASEMENT. IF UPON INSPECTION, THE CITY DISCOVERS THAT THE OWNER HEREIN (OWNER) HAS FAILED TO MAINTAIN SAID FACILITIES, THE CITY SHALL NOTIFY OWNER OF ITS FINDINGS, AND OWNER SHALL MAKE REQUIRED REPAIRS WITHIN 15 DAYS AFTER THE CITY'S NOTICE. IF SUCH REPAIRS ARE NOT CAPABLE OF BEING COMPLETED WITHIN 15 DAYS, OWNER SHALL HAVE AS LONG AS IS REASONABLY NECESSARY TO COMPLETE SUCH REPAIRS, PROVIDED THAT THE CITY HAS GIVEN ITS APPROVAL.

IN THE EVENT THAT THE OWNER HAS NOT RESPONDED TO THE CITY'S NOTICE, THEN THE CITY MAY CAUSE SUCH REPAIRS TO BE MADE AND BILL OWNER FOR ALL COSTS THEREOF, AND SHALL HAVE THE RIGHT TO CUT TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED STORMWATER CONTROL EASEMENT WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF SAID FACILITIES AND STRUCTURES.

FOLLOWING ANY WORK TO BE PERFORMED BY THE CITY IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAW OR OTHERWISE PROVIDED, HOWEVER, THAT SAID CITY SHALL BE OBLIGATED FOLLOWING SUCH MAINTENANCE WORK TO BACKFILL AND FINISH ANY TRENCH OR BUNKER SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPILL, AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

CITY EASEMENT

A CITY EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF AURORA ("CITY") AND ITS FRANCHISEES, PERMITTEES OR LICENSEES FOR ALL AREAS HEREIN PLATED AND DESIGNATED "CITY EASEMENT". TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT INCLUDING BUT NOT LIMITED TO THE FOLLOWING WITHOUT LIMITATION: WATER MAINS, STORMWATER RUNOFF, STORM SEWERS, SANITARY SEWERS, GAS MAINS, TELEPHONE CABLES, ELECTRICAL LINES AND CABLE TELEVISION AND WIRE ADJACENT TO PUBLIC RIGHT OF WAY OR STORMWATER CONTROL EASEMENTS FOR PUBLIC PEDESTRIAN CROSSING AND INGRESS TO SIDEWALKS OR PATHWAY SYSTEMS. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE CITY DETERMINES THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF ALL SUCH PRINTED USES, SUCH AS ENCROACHMENT BY NON-INTERFERING GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL. THE CITY AND ITS FRANCHISEES, PERMITTEES OR LICENSEES WITH PERMITS FROM THE CITY MAY ENTER UPON SAID EASEMENT FOR THE ABOVE PURPOSES SET FORTH AND HAVE THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "CITY EASEMENT" WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY CITY FRANCHISEES, PERMITTEES OR LICENSEES WITH PERMITS FROM THE CITY, IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, SAID ENTITIES SHALL MAKE SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, RESTORATION, BACKFILL ANY TRENCH, RESTORE CONCRETE AND ASPHALT SURFACES, TOPSOIL, AND SEED, REMOVE EXCESS DEBRIS, MAINTAIN AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION. ALL SAID RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH CITY STANDARDS AND SUBJECT TO CITY APPROVAL.

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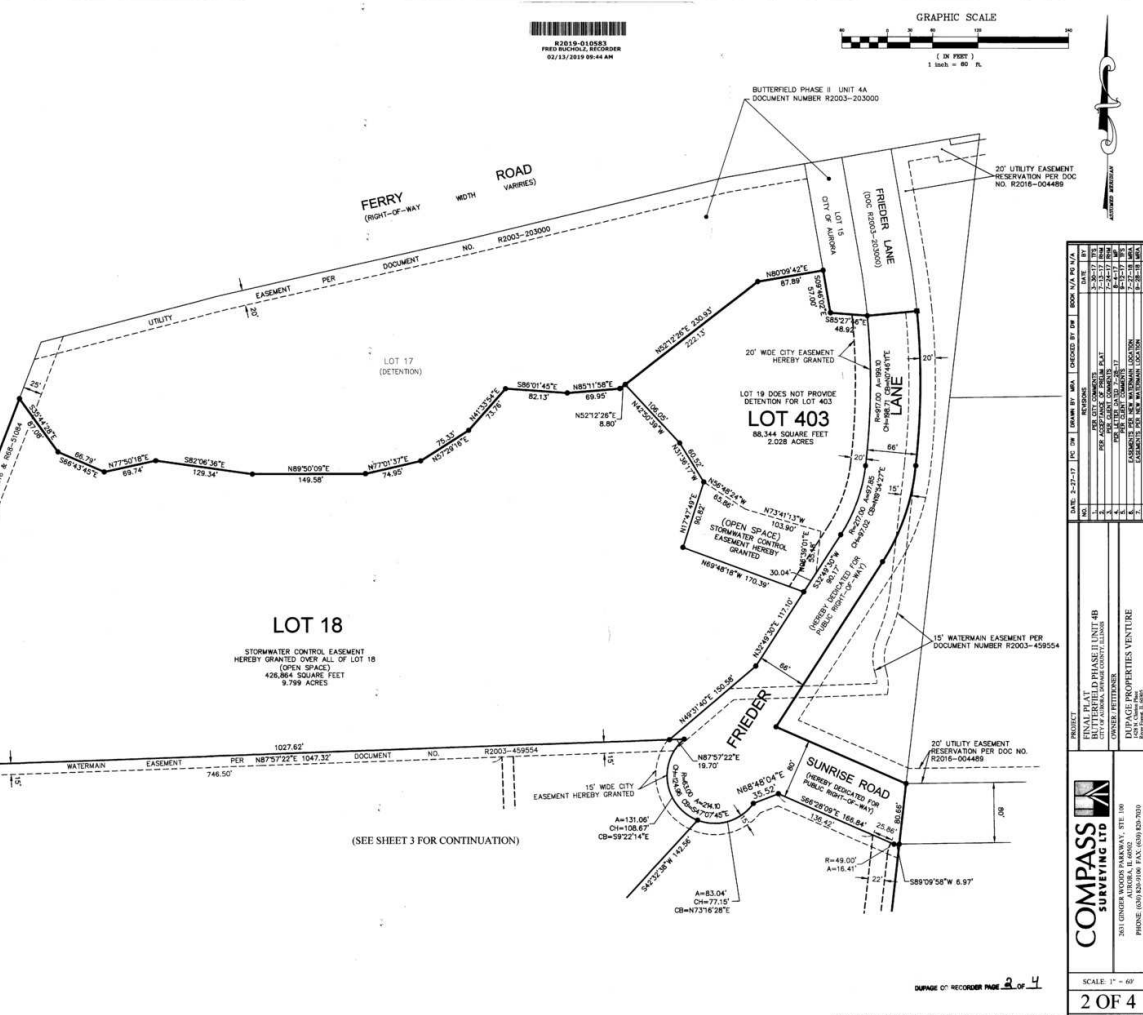


Table with 10 columns: No., Date, Name, Description, Area, etc. Contains details for various easements and utility lines.

COMPASS SURVEYING LTD. 3801 UNDERWOOD PARKWAY, STE. 100 AURORA, ILLINOIS 60504-1000 PHONE: (815) 232-1000 FAX: (815) 232-1000

SCALE: 1" = 60' 2 OF 4

Dolan and Murphy Inc. Real Estate logo with a green shamrock.

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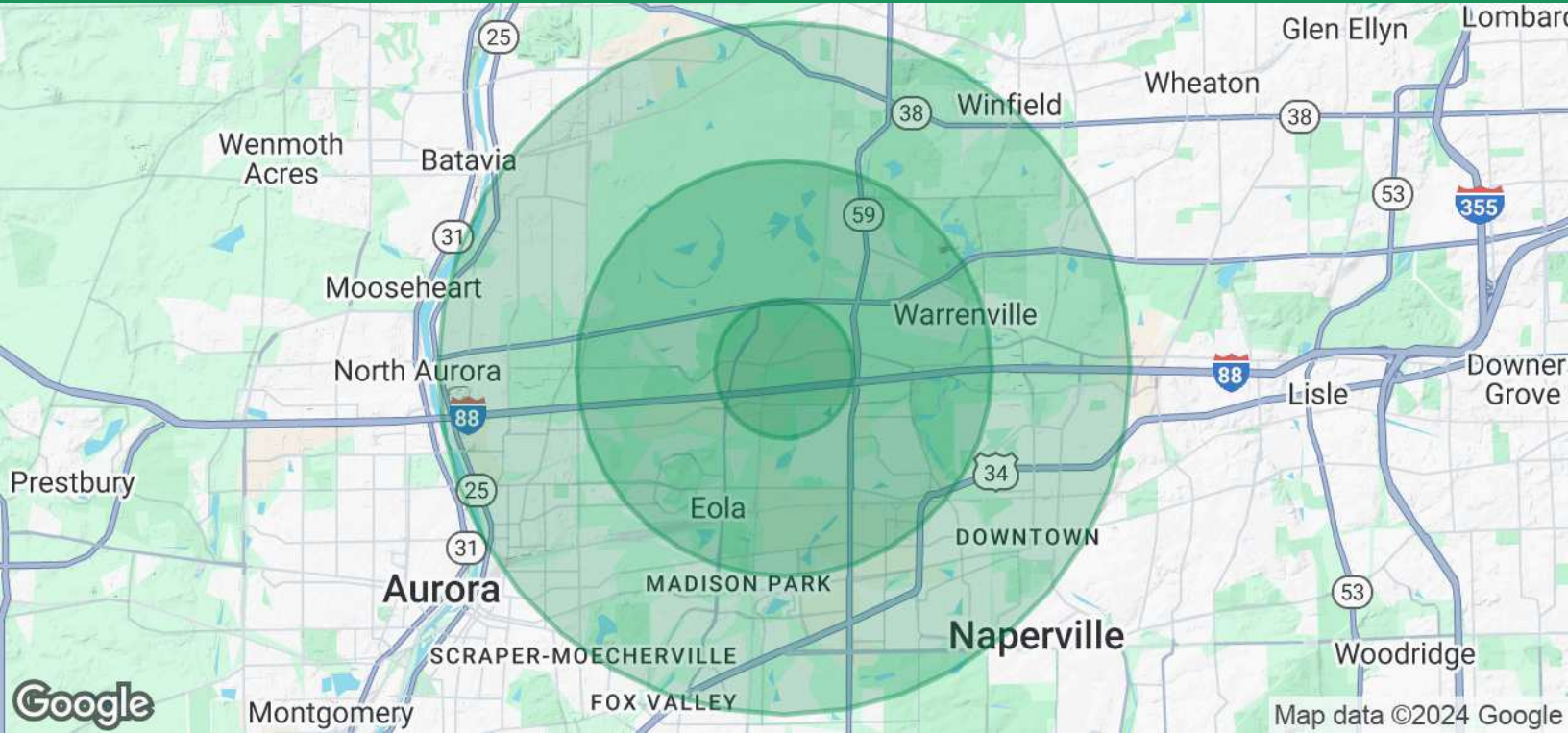
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Population

	1 Mile	3 Miles	5 Miles
Total Population	2,162	53,256	172,787
Average Age	36	39	38
Average Age (Male)	35	38	38
Average Age (Female)	37	40	39

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	871	20,803	62,907
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$125,612	\$149,057	\$144,586
Average House Value	\$356,504	\$397,358	\$400,498

Demographics data derived from AlphaMap

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