

1285 Aurora Avenue Lane

Aurora, IL 60505

INDUSTRIAL - MANUFACTURING FOR LEASE



john greene Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Lease Rate:	\$12,000.00 per month (Gross)
Available for Lease:	8,400± SF
Lot Size:	2.03 AC
Clear Height:	12 ft
Year Built:	1964
Zoning:	M-1 (Aurora)
County:	Kane

PROPERTY OVERVIEW

8,400± SF one-story industrial building available for sublease featuring warehouse space, interior offices, a reception area, and a break room. The property also includes a fenced lot, three drive-in doors, two exterior loading docks, and additional basement storage. Conveniently located with easy access to major transportation routes and I-88. *Sublease until July 31,2028. Ownership would be open to longer term.

PROPERTY HIGHLIGHTS

- Fenced lot
- 3 DIDs
- 2 Exterior Loading Docks
- Basement with extra storage
- Easy access to transportation and I-88

Chris Condon

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The information contained herein is from sources john greene Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

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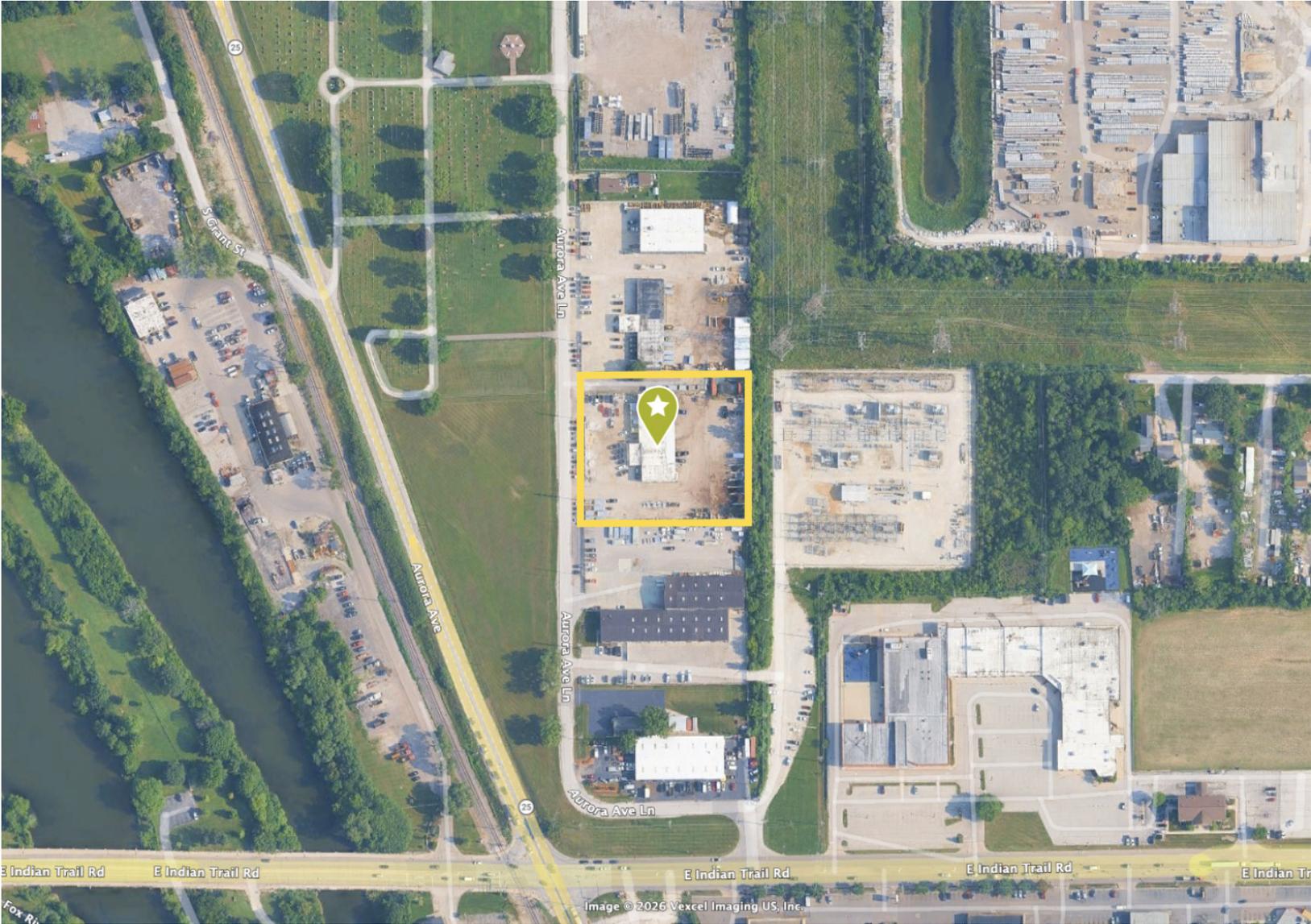
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COMMERCIAL

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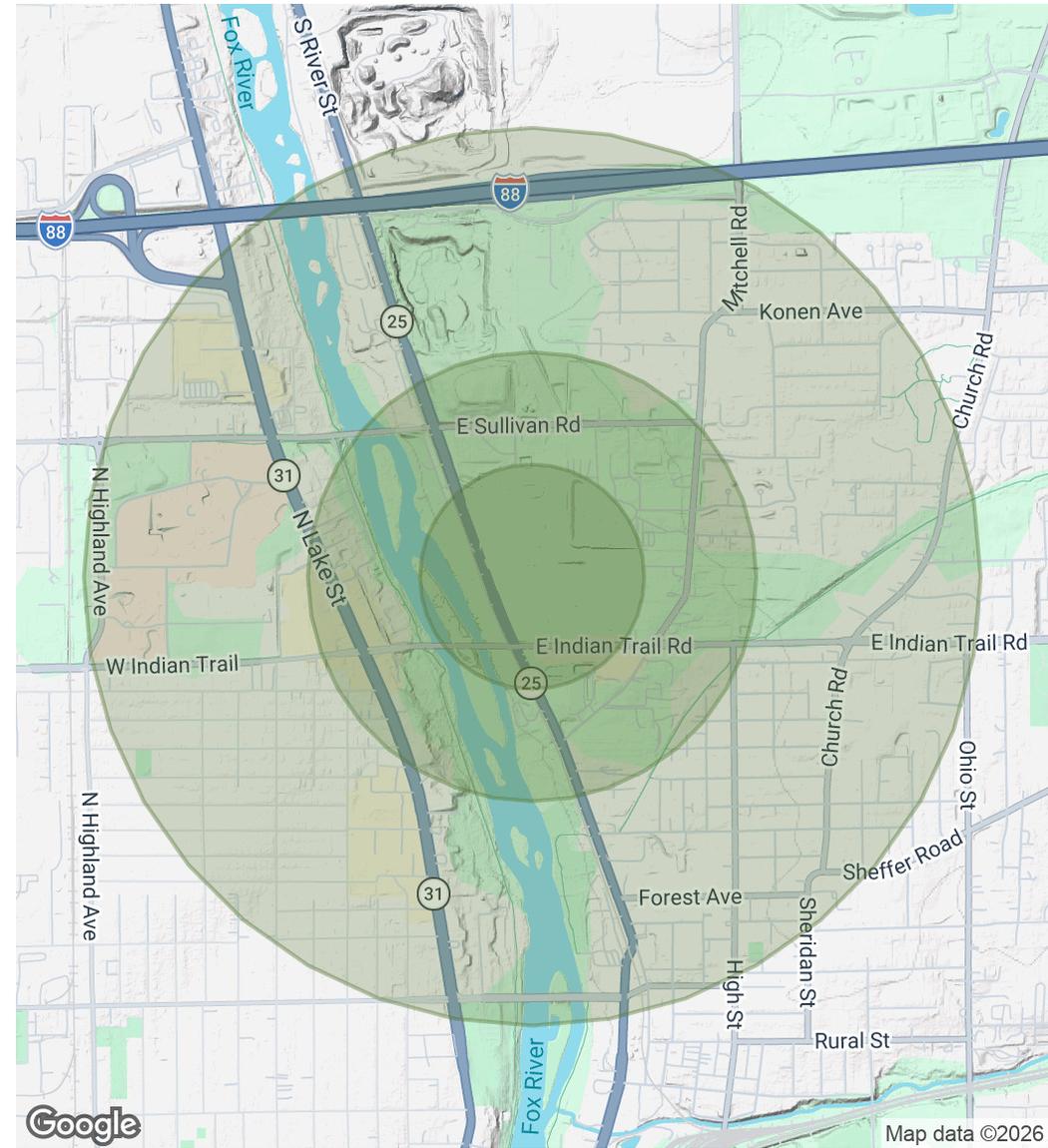
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	177	1,069	8,147
Average Age	36.9	38.4	35.8
Average Age (Male)	34.6	35.0	34.9
Average Age (Female)	41.0	44.4	38.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	66	394	2,863
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$103,307	\$91,026	\$84,793
Average House Value	\$284,211	\$251,719	\$220,703

2023 American Community Survey (ACS)



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