

User/Investor Opportunity Sale or Lease 58,236 SF

5,250 SF -
30,518 SF
Available (Divisible)
Manufacturing
Distribution Space

657 Wolverine Drive

Aurora, Illinois 60502

PROPERTY HIGHLIGHTS

Subject property is a 58,236 SF multi-tenant facility on 5.5 acres. The building offers flexible sizes with multiple drive-in doors and loading docks; 18' clear height; heavy power and ample parking for manufacturing users. Outside storage available. For sale or lease. Excellent user/investor opportunity.



5,250 SF - 30,518 SF
(DIVISIBLE)



1,000 - 3,000 SF
OFFICE SPACE



18' CLEAR
HEIGHT



4 EXTERIOR DOCKS
12 DRIVE INS



2,400A, 120/208V - 3 PHASE
& 800A, 277/480V - 3 PHASE
(FULL BUILDING)



200 CAR
PARKING SPACES

Contact

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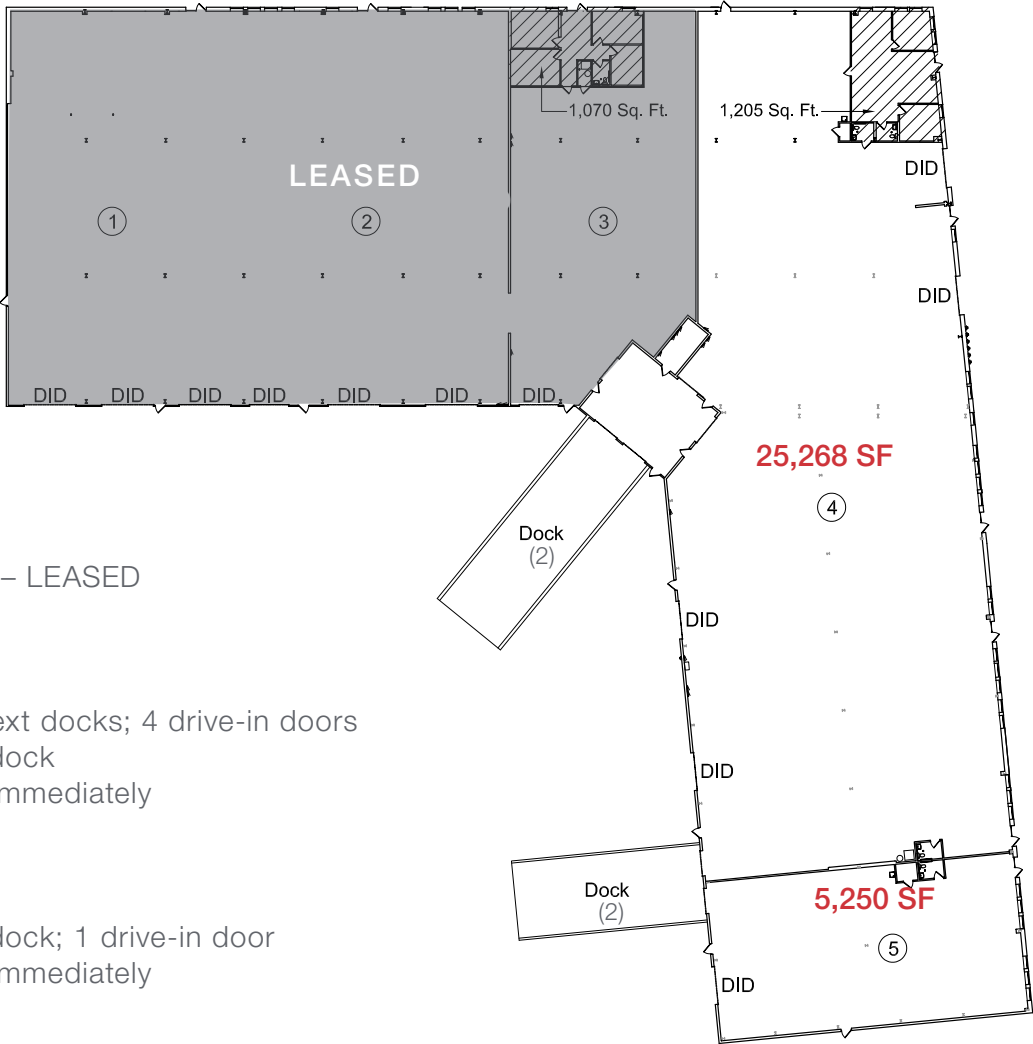
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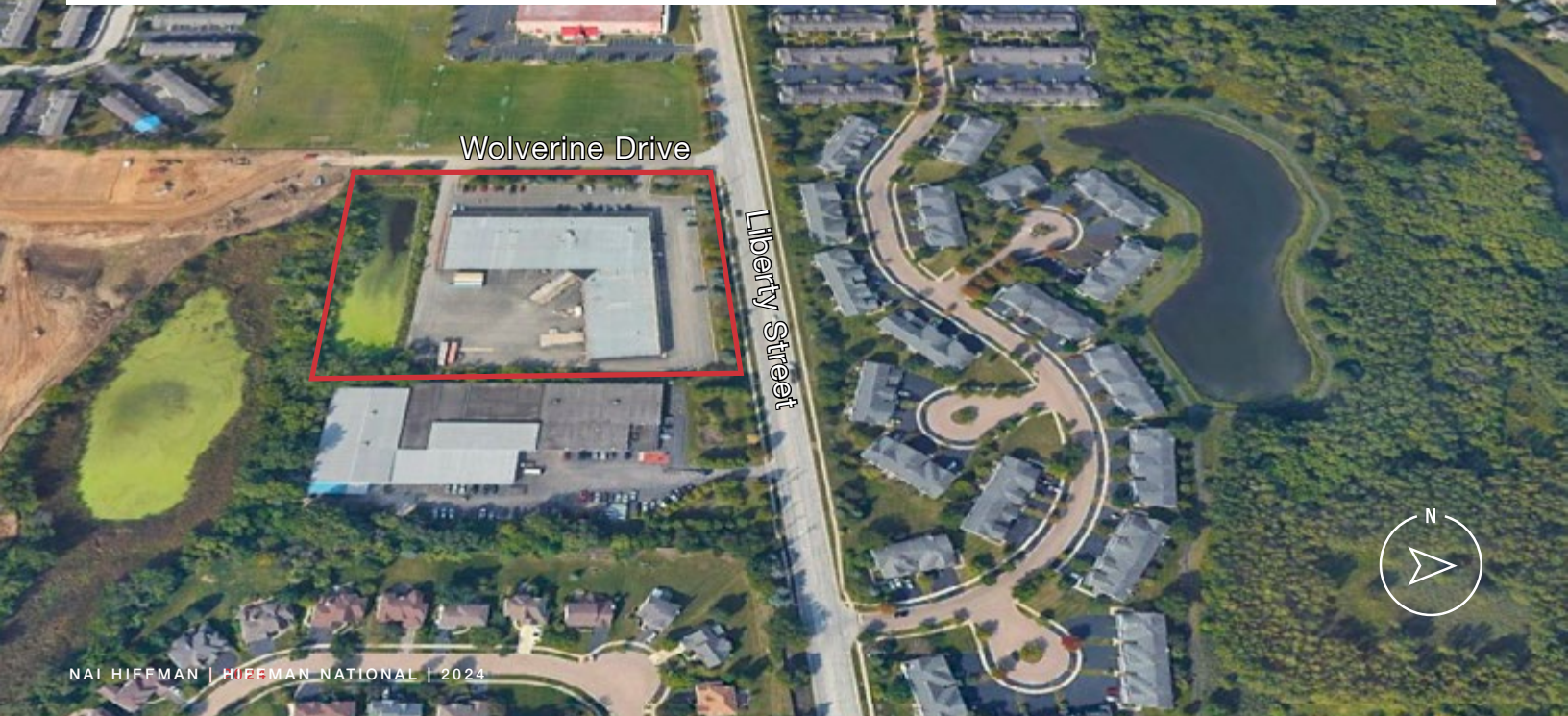
EXISTING FLOOR PLAN



Units 1-3: 27,718 SF – LEASED

Unit 4: 25,268 SF
Office: 1,205 SF
Loading: 2 shared ext docks; 4 drive-in doors
1 private dock
Available immediately

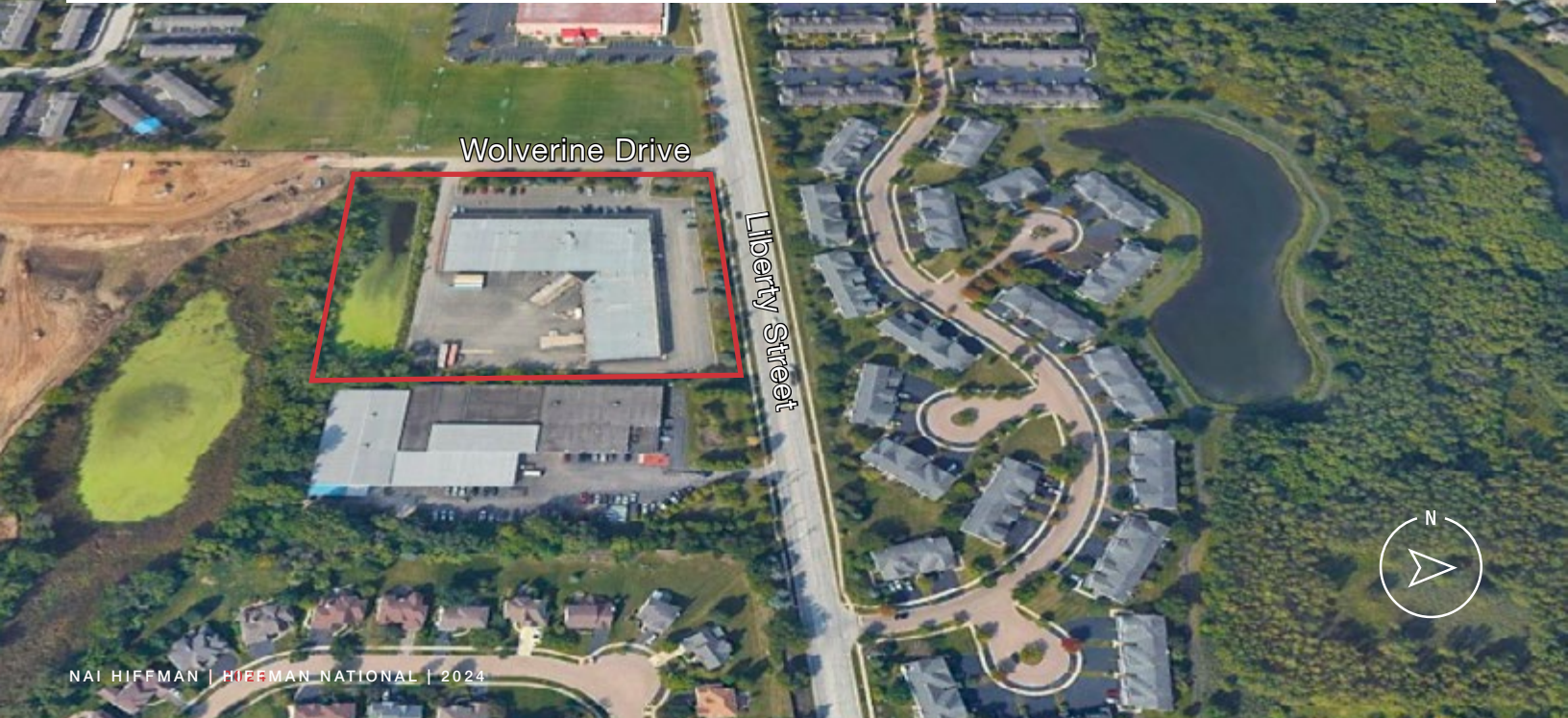
Unit 5: 5,250 SF
Office: To suit
Loading: 1 private dock; 1 drive-in door
Available immediately

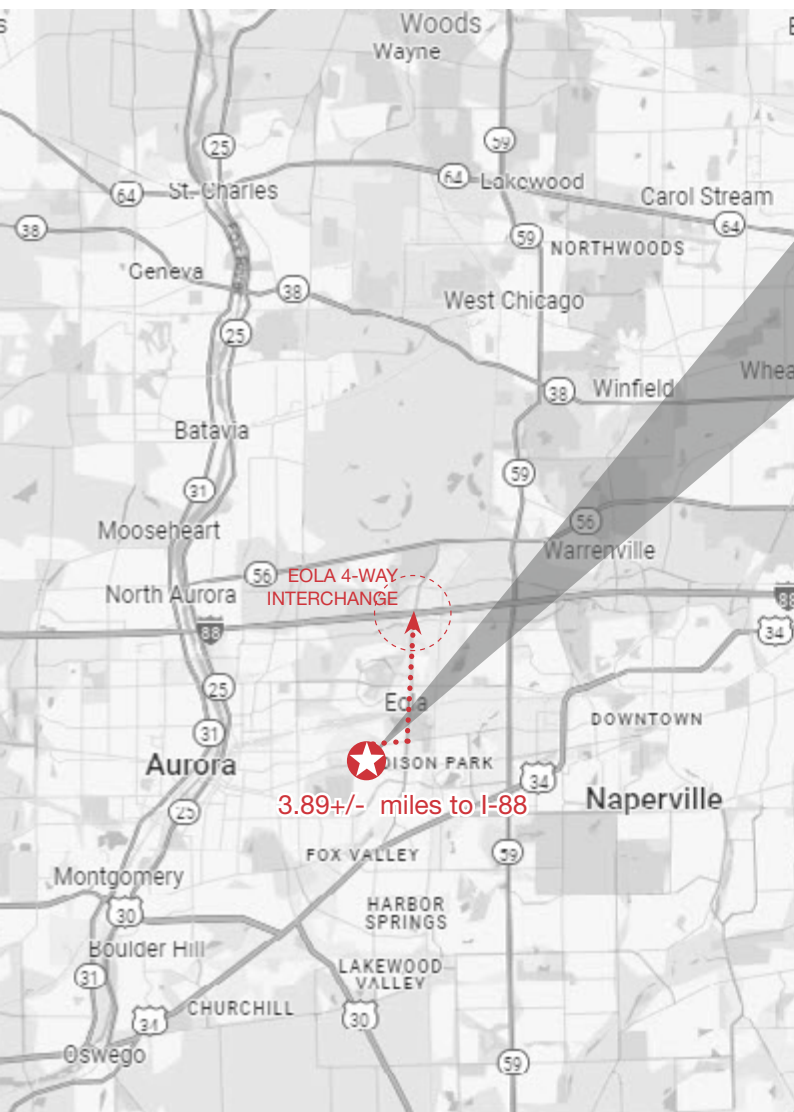


PROPOSED MULTI TENANT LAYOUT PLAN



- Unit 1: 6,517 SF
- Unit 2: 14,135 SF
- Unit 3: 7,067 SF
- Unit 4A: 10,660 SF
- Unit 4B: 14,607 SF
- Unit 5: 5,250 SF





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