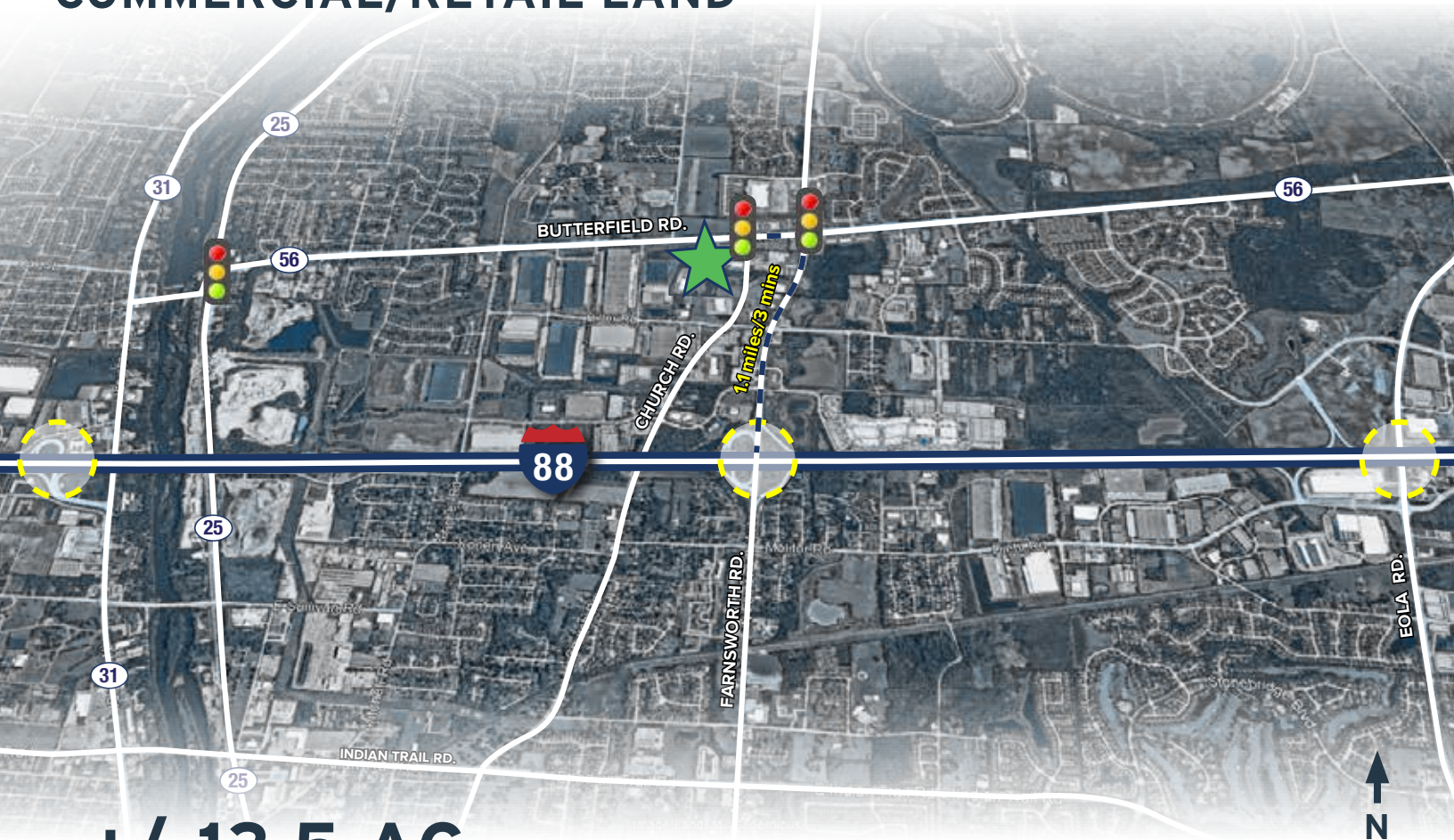


# NOW AVAILABLE

## +/-13.5 ACRES

### COMMERCIAL/RETAIL LAND



**+/-13.5 AC**  
AVAILABLE ACREAGE

#### PROPERTY HIGHLIGHTS

- Public sewer and water on site
- Significant (approx 1,400') of Butterfield Rd frontage/signage/exposure
- Located at signalized intersection of Church Rd and Butterfield
- Multiple existing curb cuts allow traffic flow from all directions
- 17,500 Vehicles Per Day on Butterfield Rd
- Immediate access to full Farnsworth interchange
- Located within immediate proximity to 4 full I-88 interchanges
- Annexed and Zoned (Commercial/Retail) to City of Aurora

**MICHAEL PISCORAN, SIOR**

Senior Vice President

312.391.1738 | mpiscoran@icgchicago.com

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**NOW AVAILABLE**

1295 Butterfield, Aurora IL



## PROPERTY HIGHLIGHTS

- All utilities from City of Aurora on site
- Significant (approx 1,400') of Butterfield Rd frontage/signage/exposure
- Located at signalized intersection of Church Rd and Butterfield
- Multiple existing curb cuts allow traffic flow from all directions
- 17,500 Vehicles Per Day on Butterfield Rd
- Immediate access to full Farnsworth interchange
- Located within immediate proximity to 4 full I-88 interchanges
- Former building has been razed

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**NOW AVAILABLE**

1295 Butterfield, Aurora IL



**STRATEGIC CENTRAL CHICAGO LAND LOCATION TO SERVICE ALL MAJOR CORRIDORS WITHOUT CONGESTION**

**EXTENSIVE LEVELS OF LABOR WITHIN IMMEDIATE PROXIMITY**

**33.5 MILES**  
MIDWAY INT'L AIRPORT

**34 MILES**  
TO OHARE INT'L AIRPORT

**24K**  
DAYTIME EMPLOYEES  
(3 MILE RADIUS)

**18K**  
HOUSEHOLDS  
(3 MILE RADIUS)

**40 YEARS**  
MEDIAN AGE  
(3 MILE RADIUS)

**\$92K**  
MEDIAN INCOME  
(3 MILE RADIUS)

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