

INDUSTRIAL FOR SALE

HANKES AURORA INDUSTRIAL PARK

85 - 125 HANKES AVENUE, AURORA, IL 60505



FOR SALE

KW COMMERCIAL
608 S Washington
Naperville, IL 60540



PRESENTED BY:

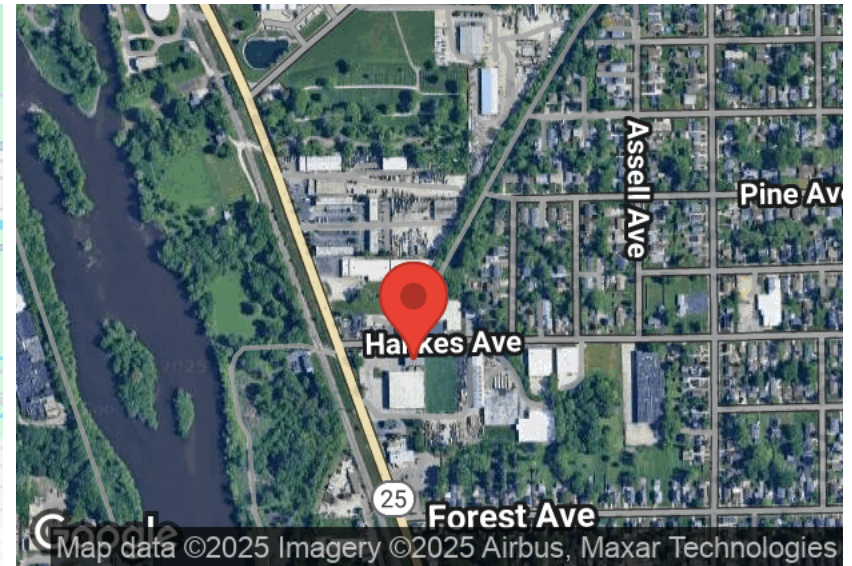
SERGIO LOPEZ

KW Member
office: (630) 776-9082
cell: (630) 776-9082
ERTcommercial@gmail.com

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EXECUTIVE SUMMARY

85 - 125 HANKES AVENUE



OFFERING SUMMARY

PRICE:	Subject to Terms
BUILDING SF:	87,662
CAP RATE:	7%
OCCUPANCY:	100%
LOT SIZE:	7.09 Acres
POWER:	3 Phase 1200 AMPS
RAIL ACCESS:	No
YARD:	Yes
ZONING:	M-2

Property Overview

- Single Tenant Buildings: Each building within the industrial park is designed for single tenants, offering exclusive usage
- Location: Situated in Kane County, providing strategic access to resources and services
- Proximity to Interstate: Close to Interstate I-88, facilitating easy transportation and logistics
- High Power Buildings: The buildings are equipped with high power capabilities to support a variety of industrial operations.
- Gated Yards for security w/ video surveillance of entry point
- Diverse group of long term tenants

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PROPERTY PHOTOS

85 - 125 HANKES AVENUE



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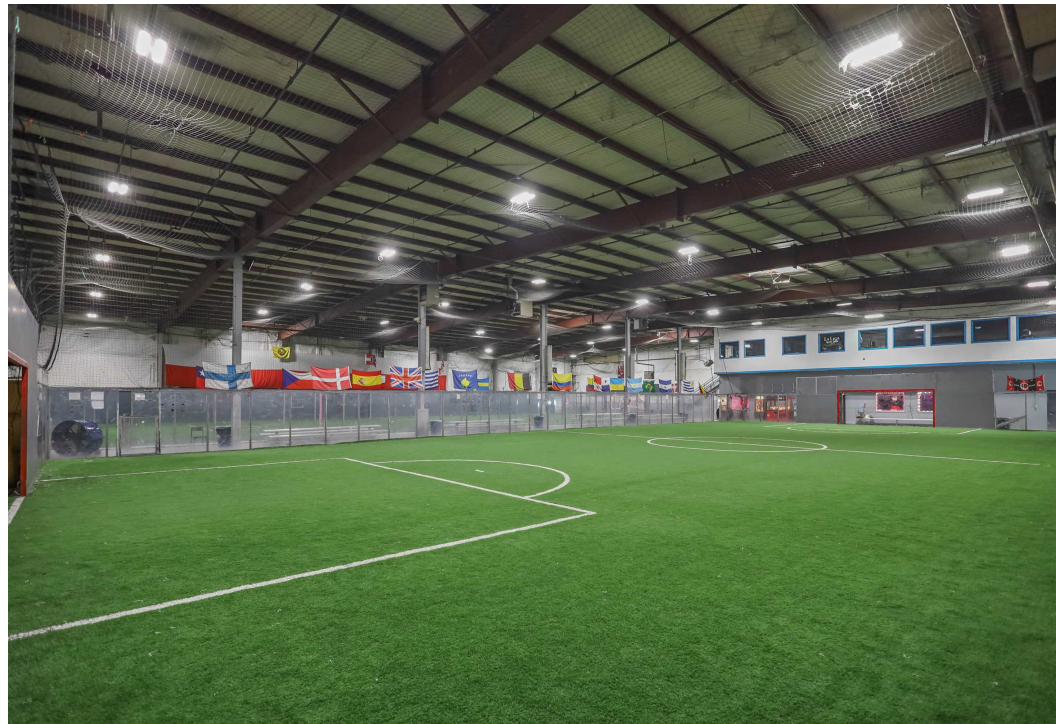
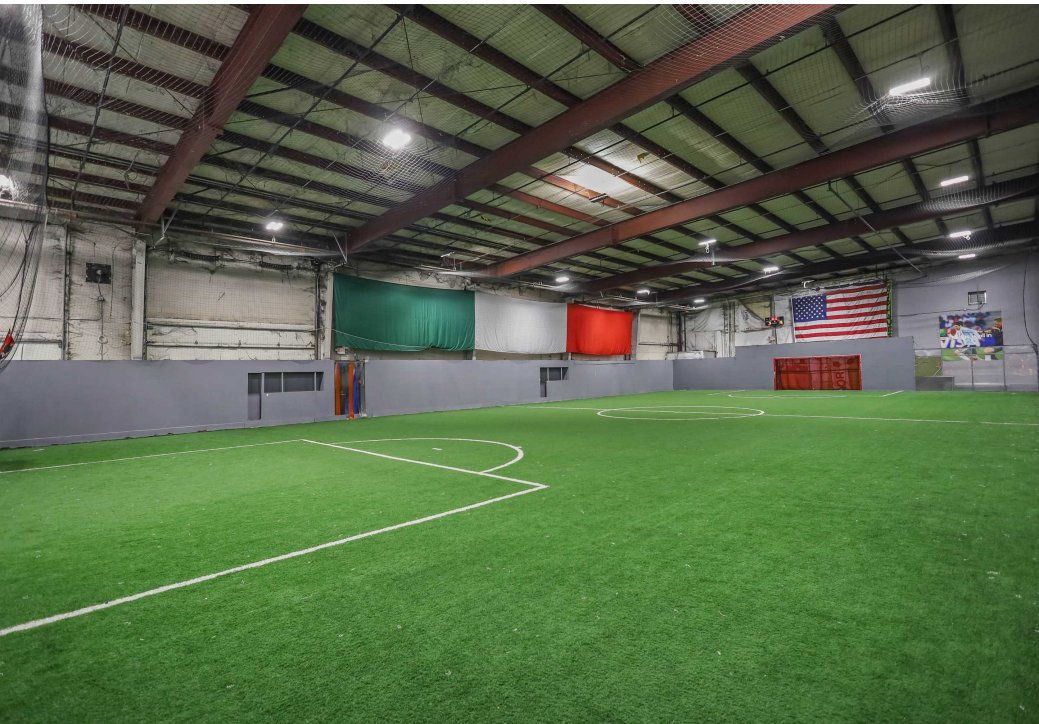
PROPERTY PHOTOS

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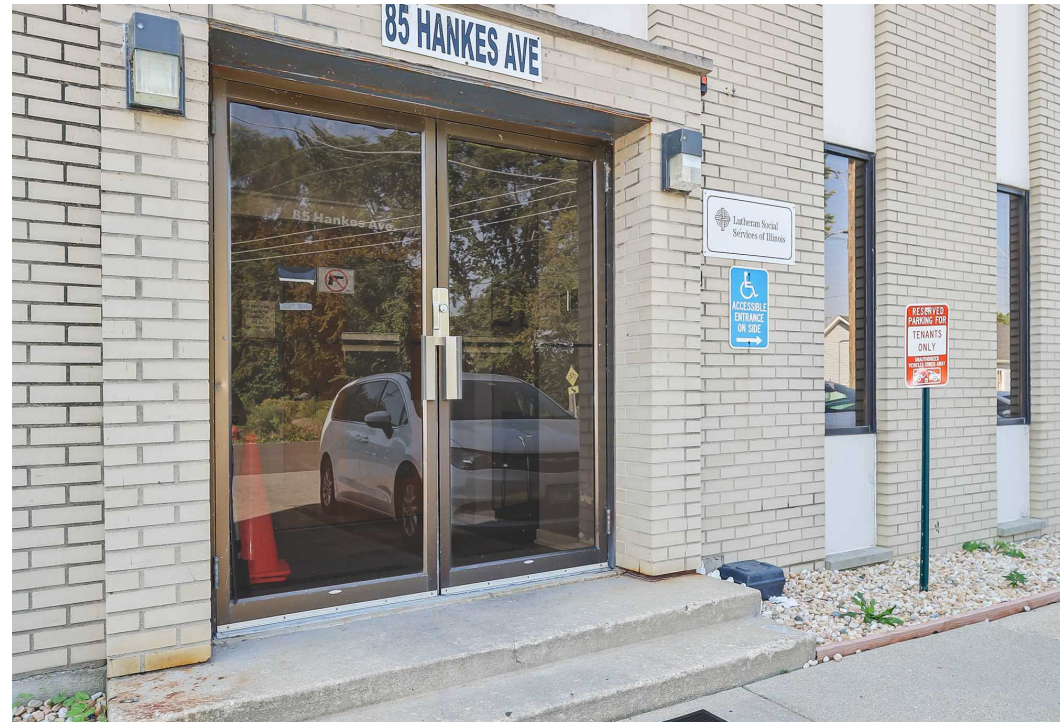
PROPERTY PHOTOS

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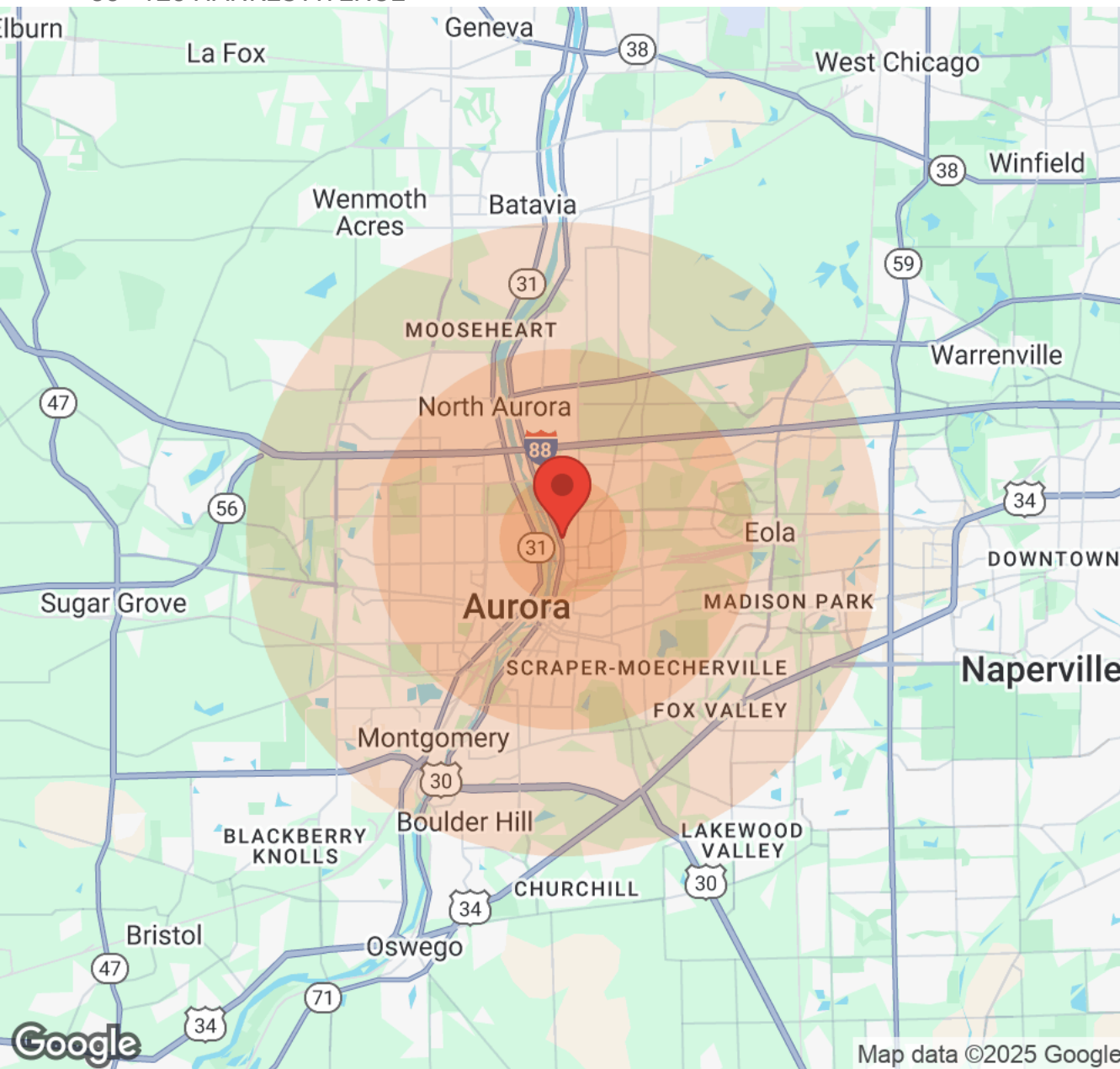
PROPERTY PHOTOS

85 - 125 HANKES AVENUE



DEMOGRAPHICS

85 - 125 HANKES AVENUE



Map data ©2025 Google

Population	1 Mile	3 Miles	5 Miles
Male	9,656	70,998	143,220
Female	9,528	69,343	142,952
Total Population	19,184	140,341	286,172

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	5,355	37,840	72,583
Ages 15-24	2,847	20,651	42,236
Ages 25-54	7,788	57,198	114,456
Ages 55-64	1,610	12,122	27,766
Ages 65+	1,584	12,530	29,131

Race	1 Mile	3 Miles	5 Miles
White	9,391	75,804	184,594
Black	1,551	10,340	22,791
Am In/AK Nat	41	277	356
Hawaiian	N/A	14	19
Hispanic	14,033	89,929	114,032
Multi-Racial	16,298	102,568	129,570

Income	1 Mile	3 Miles	5 Miles
Median	\$41,856	\$47,251	\$54,699
< \$15,000	994	4,505	6,941
\$15,000-\$24,999	777	4,516	7,144
\$25,000-\$34,999	733	4,887	8,369
\$35,000-\$49,999	1,031	8,077	13,632
\$50,000-\$74,999	768	8,169	19,254
\$75,000-\$99,999	771	5,260	14,447
\$100,000-\$149,999	545	4,103	14,203
\$150,000-\$199,999	104	1,297	5,679
> \$200,000	N/A	918	3,527

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,972	44,716	96,961
Occupied	5,454	40,958	90,602
Owner Occupied	3,593	26,944	64,030
Renter Occupied	1,861	14,014	26,572
Vacant	518	3,758	6,359

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