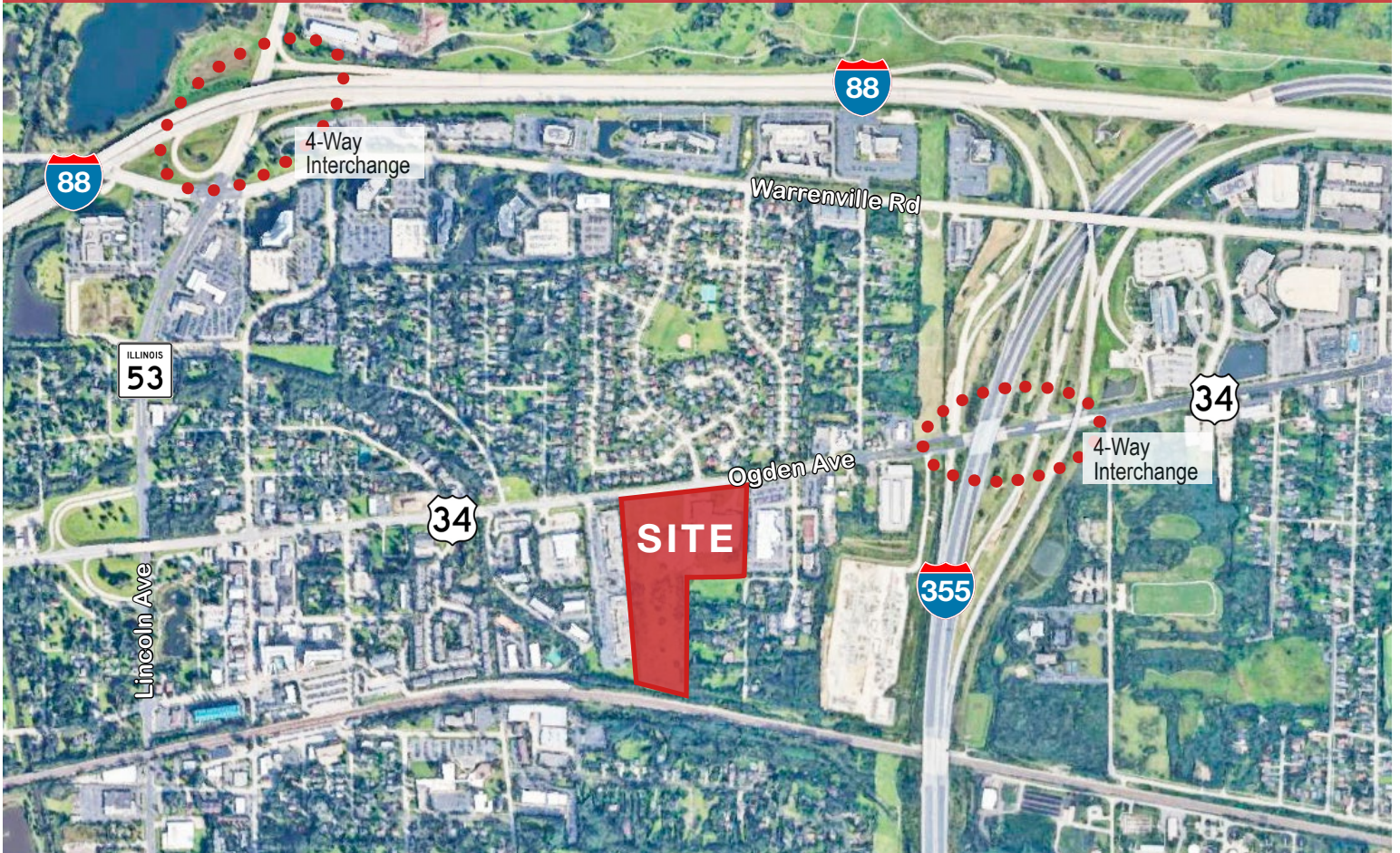


18.6 ACRE SITE FOR SALE

Infill Development Opportunity

711 OGDEN AVENUE, LISLE ILLINOIS



PROPERTY FEATURES

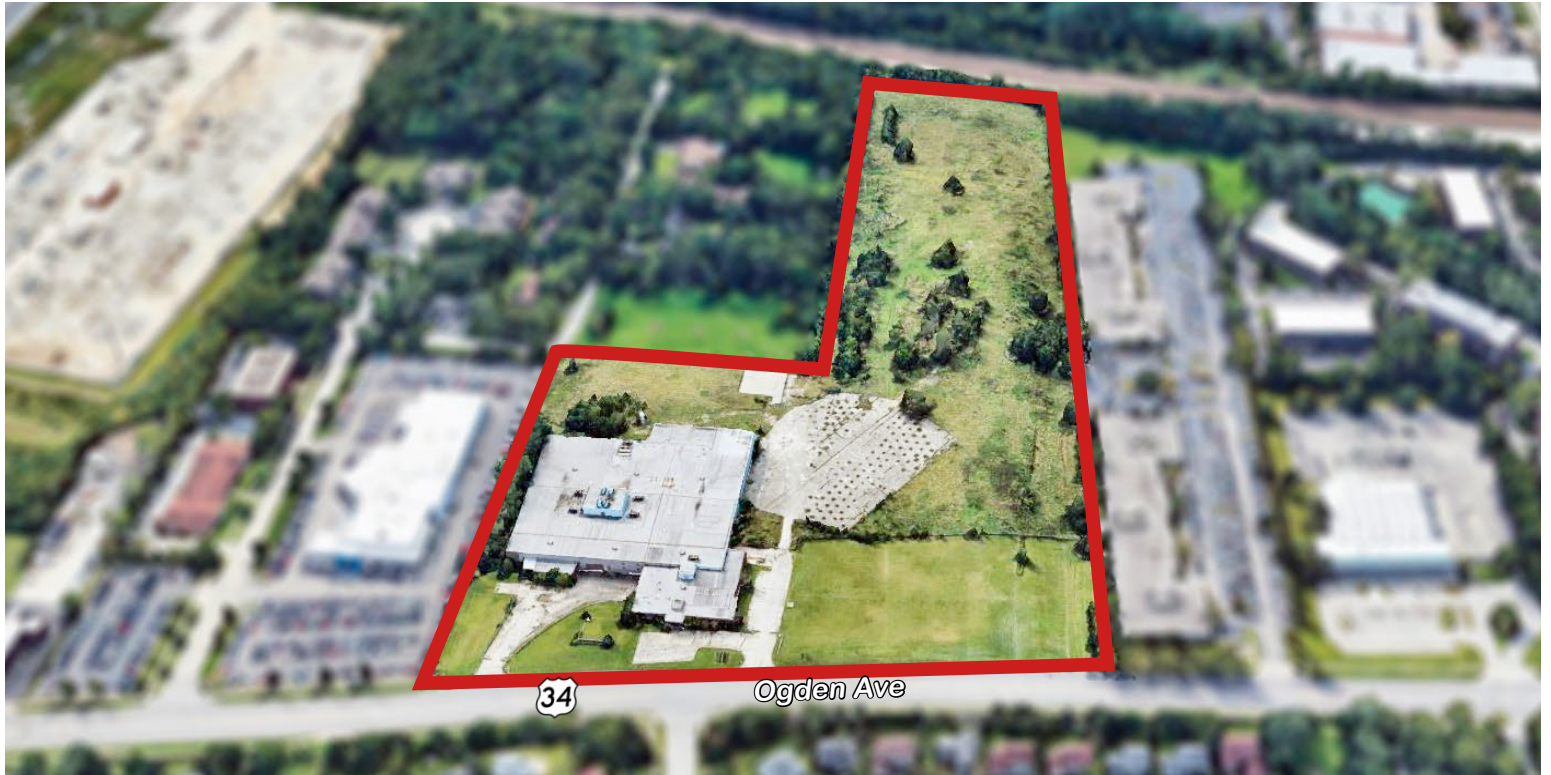
- Large 18.6 acre development site
- Close proximity to I-355 and I-88
- Potential traffic signal opportunity
- Excellent visibility on Ogden Avenue

Potential Users:

- » Auto Dealership
- » Office
- » Commercial
- » Retail
- » Industrial

711 OGDEN AVENUE, LISLE ILLINOIS

Infill Development Opportunity



CURRENT PROPERTY SPECS

LAND SITE	18.6 Acres
BUILDING	± 87,000 SF
EXISTING OFFICE	12,000 SF
CLEAR HEIGHT	18'
DOCKS	2 Interior
DRIVE-IN DOORS	1
POWER	4000 Amps 277/480 Volts
ASKING PRICE	Subject to Offer



More Information at
BRUCEGRANGER.COM

711 OGDEN AVENUE, LISLE ILLINOIS

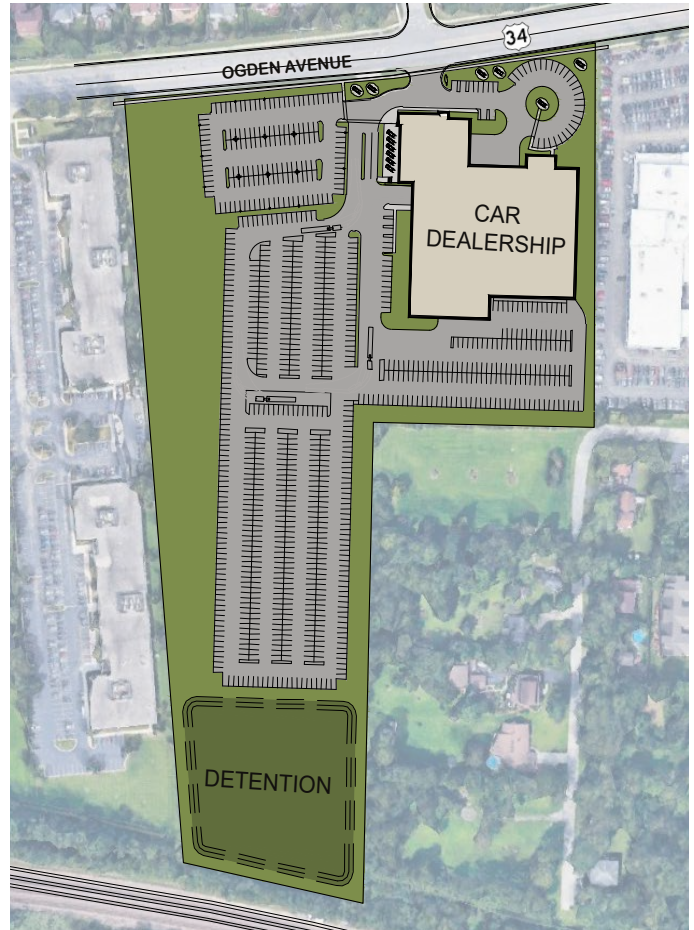
Infill Development Opportunity

18.6 ACRE SITE FOR SALE

RETAIL / MIXED USE CONCEPT PLAN

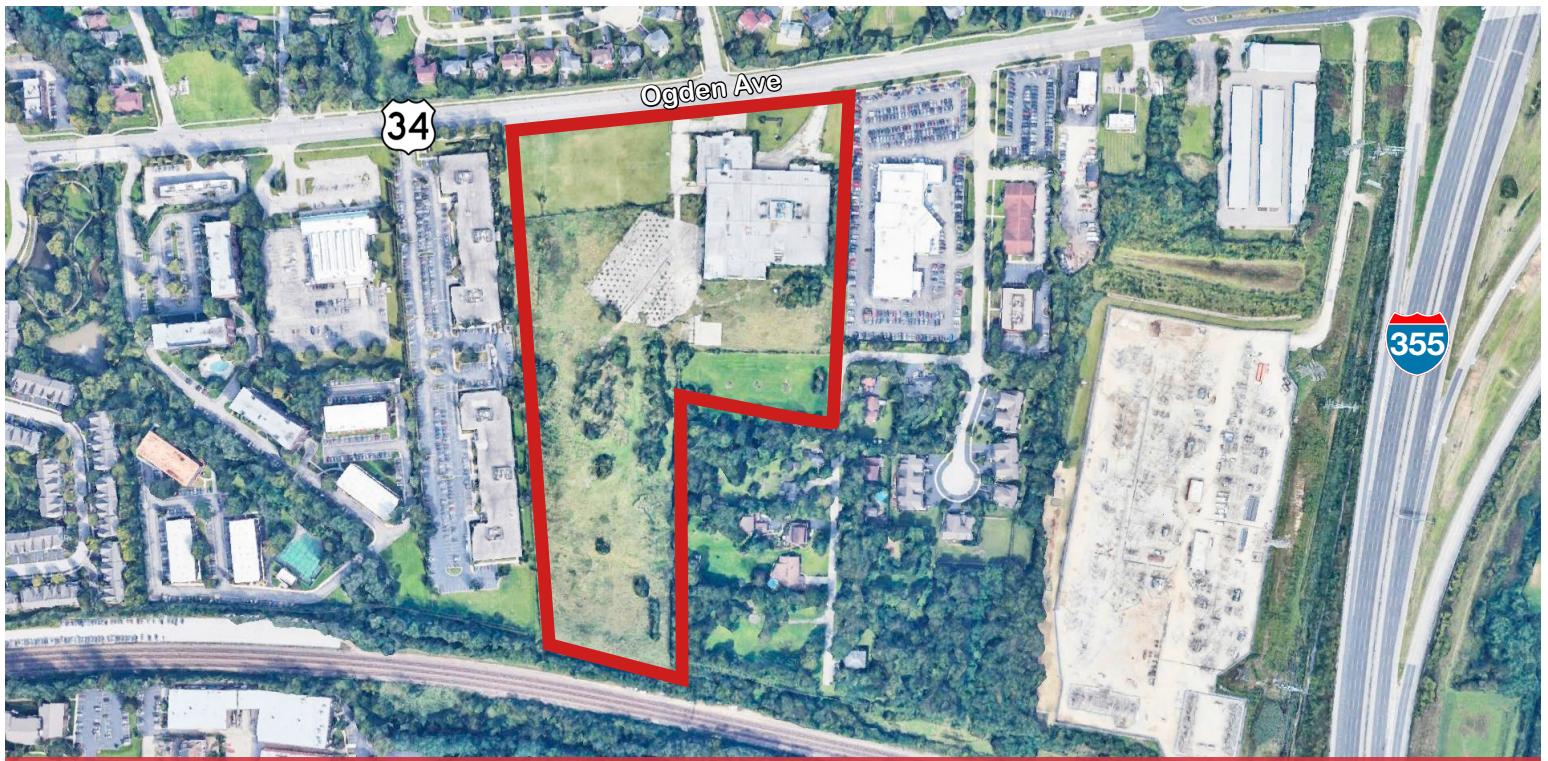


CAR DEALERSHIP CONCEPT PLAN



BIG BOX RETAIL	± 80,000 SF
IN-LINE RETAIL	± 16,225 SF
FAST FOOD	± 4,800 SF
RECREATION	± 69,000 SF
PARKING TOTAL	523
Retail	213
Recreation	230
Fast Food	57

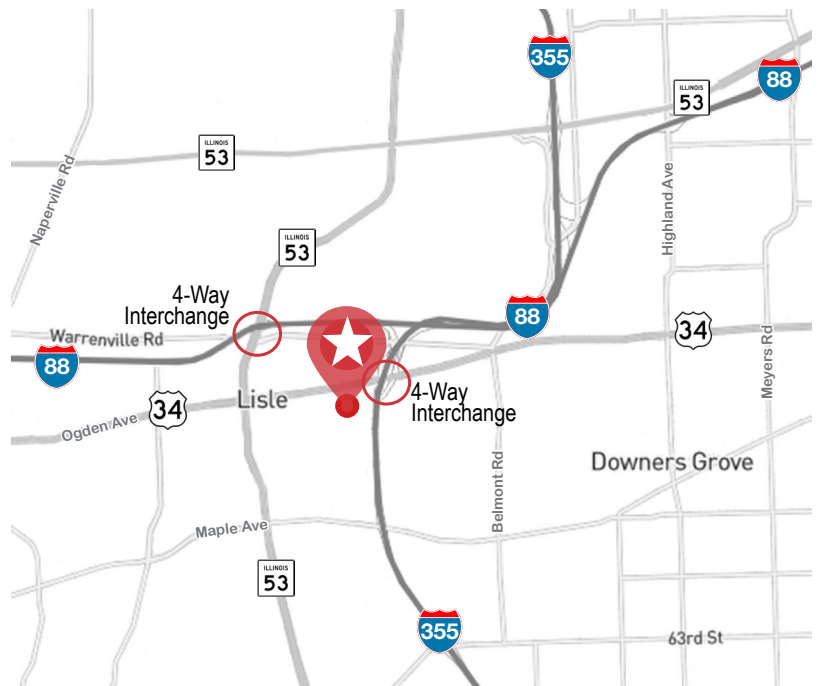
BUILDING	± 89,190 SF		
F.A.R.	.18 (NET)		
PARKING	1,101 STALLS		
Sales Guest	10	Service Guest	17
New Car Display	154	Pre-Owned	29
Indoor Display	52	Indoor Service	30
Service	175	Inventory	634



711 OGDEN AVENUE, LISLE ILLINOIS

18.6 Acre Infill Development Opportunity

- Excellent visibility on Ogden Avenue
- Close proximity to I-355 and I-88
- Potential Users:
 - » Auto Dealership
 - » Retail
 - » Office
 - » Industrial
 - » Commercial



Bruce Granger

630 693 0648

bgranger@hiffman.com

More Information at
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