

SALE PRICE &
RENTAL RATE
**SUBJECT
TO OFFER**

FOR SALE/LEASE

220 Poplar Place

North Aurora IL 60542

- Industrial/Warehouse Available
- 16' Clear Height
- (3) Overhead Doors - 12x14
- (1) Recessed Dock
- 14,000 SF Outdoor Storage
- 4,000 AMP - 480/3P Power
- 69 Parking Stalls
- Fire Sprinkler System
- LED Lighting
- 60,000 SF Available (divisible to 30,000 SF)

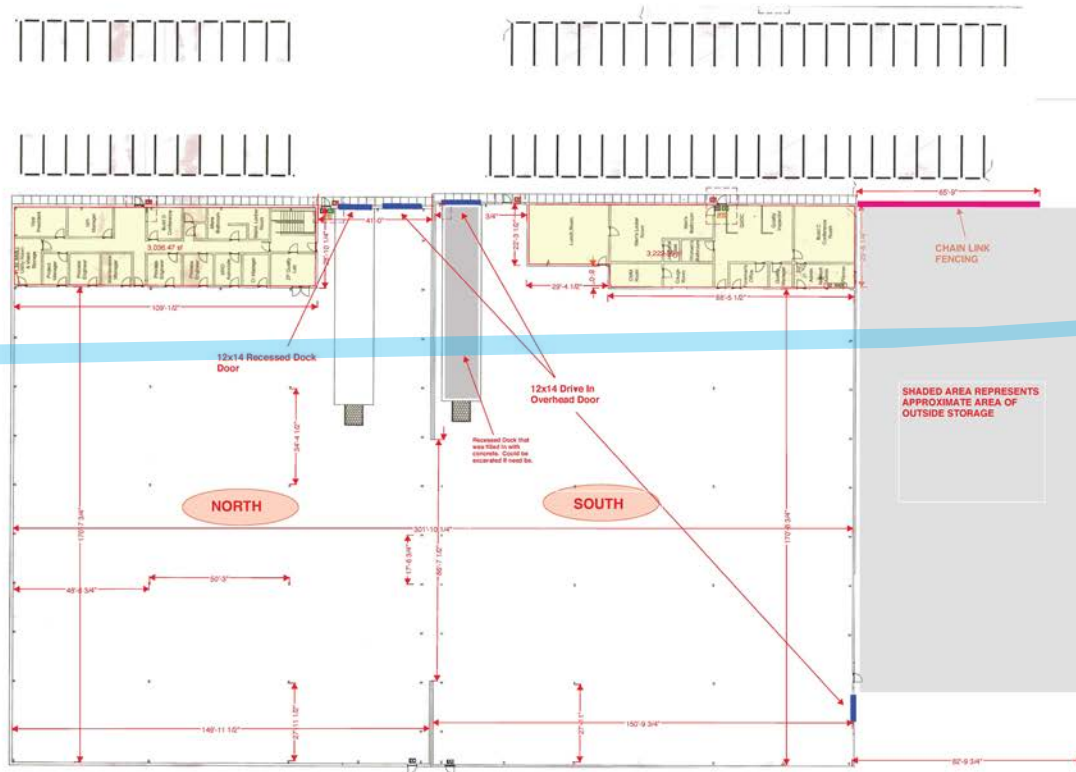
Contact Information:

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- 16' Clear Storage Height**
- Both sides of building have separate water and electric meters.
- Both sides of building have their own fire pump/ sprinkler system.
- Both sides of building have 4000 amp 480/3P power. North side has (2) 2000 amp services and south side has (1) 4000 amp
- South Side office is approximately 3,200 sf
- North Side office is approximately 3,000 sf
- North Side office has storage above the office space.
- Both sides of the building have trench drains.
- All of the overhead doors are 12'w x 14'h
- Outside storage is approximately 14,000 sf
- 69 parking spaces located on the East Side of the building.
- Both sides of the building are each approximately 30,000 sf.
- All dimensions and sf listed on this sheet are approximate.

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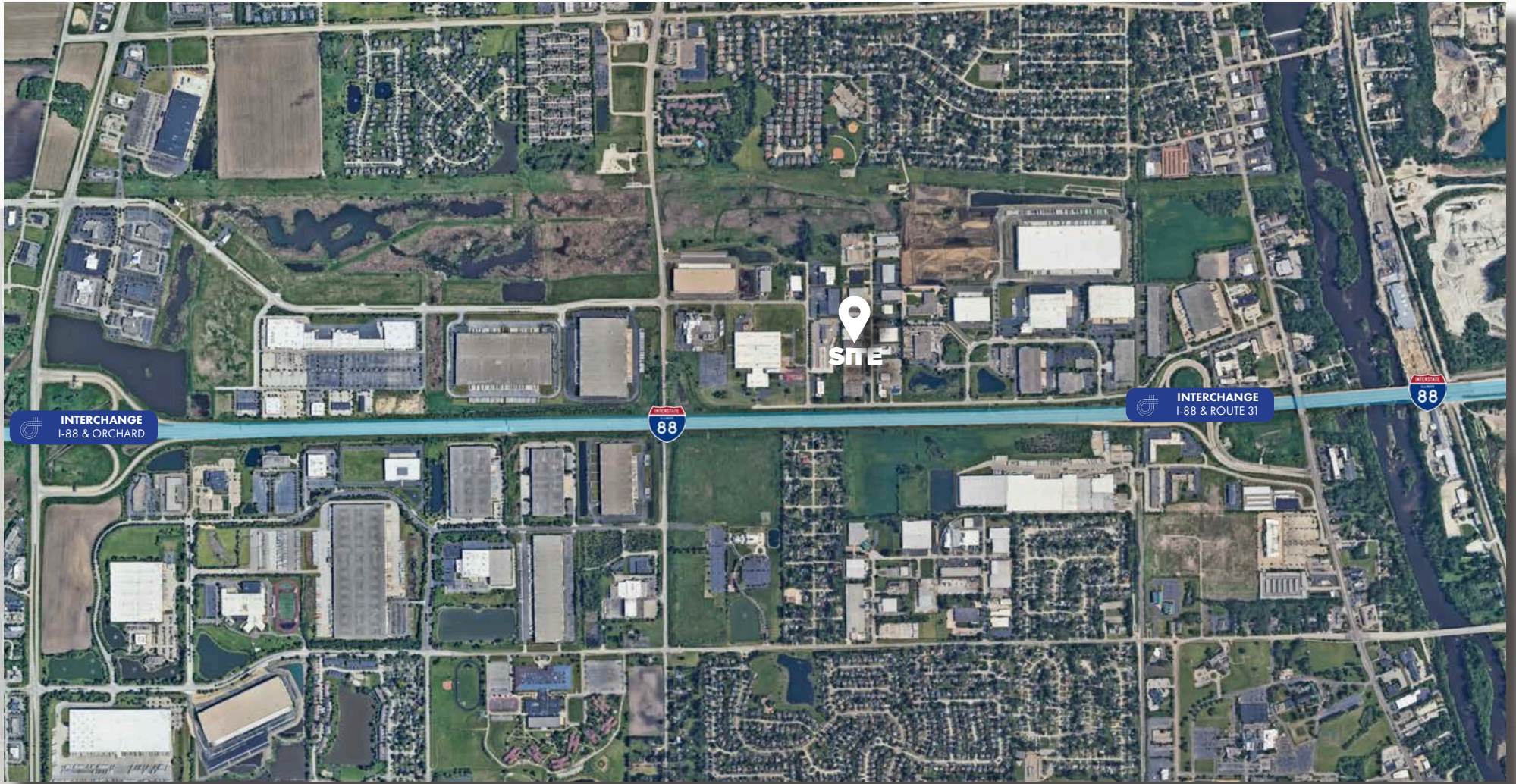
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