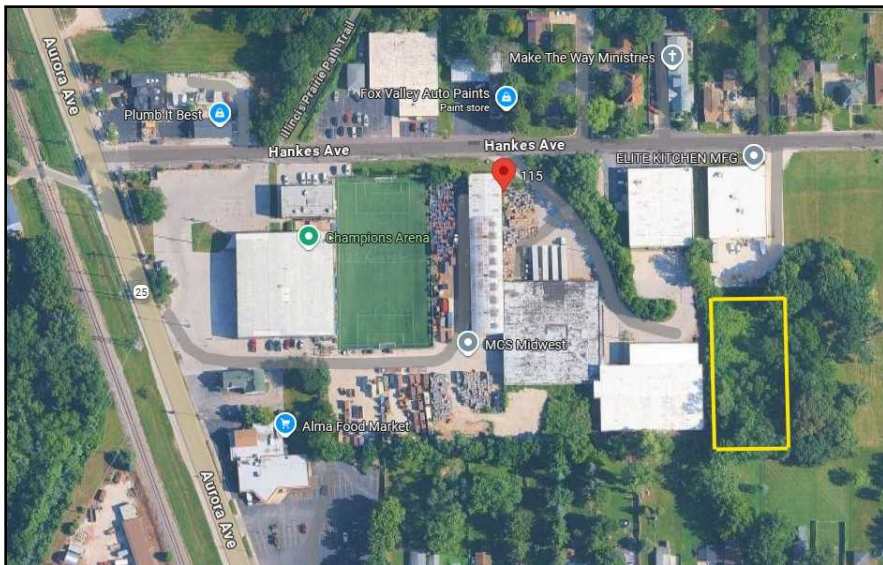


# INDUSTRIAL LAND – FOR SALE OR BUILD-TO-SUIT

Ideal Site for Warehouse, Trades, or Yard Use

## For Sale or Build-to-Suit | 115 Hanks Ave, Aurora



### OFFERING MEMORANDUM | 115 Hanks Avenue LOT B | Aurora, IL

#### Property Highlights

- 0.74 acres (approximately 32,500 SF) zoned M2 – Industrial
- Ideal for small warehouse, contractor, or service-related use
- Dimensions: approximately 250' deep x 130' wide (interior lot)
- Flexible ownership – available for sale or build-to-suit lease
- Convenient access to I-88, Route 31, and Farnsworth Avenue
- Strong fit for logistics, trades, and light industrial operations
- Located in Aurora's established industrial corridor



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# Table of Contents



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