

# FOR LEASE Aurora Distribution Center - Phase 2/Building 2

1207 Bilter Road • Aurora • IL



## Exclusive Leasing Agent

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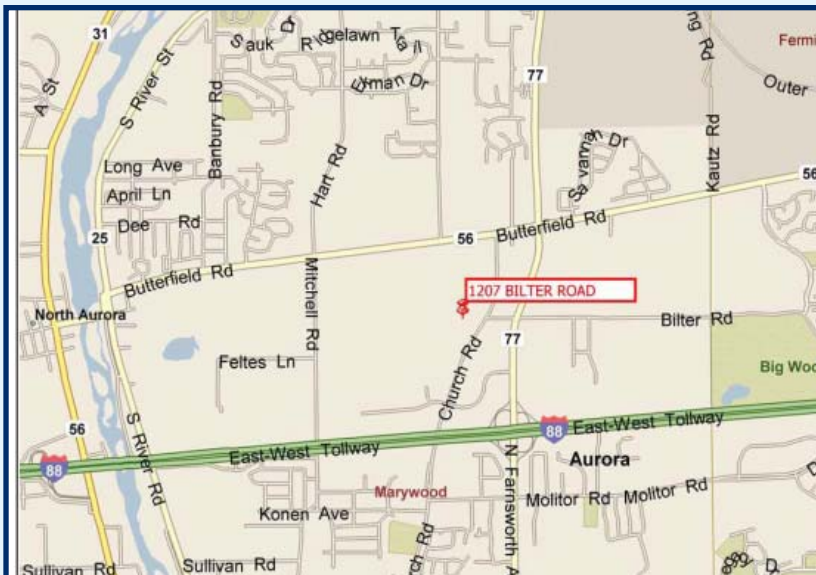
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## Highlights

- Located 1/4 mile to full interchange at I-88 and Farnsworth Road
- Low Kane County Real Estate Taxes
- Access to abundant labor in Fox River Valley
- Great for warehouse, manufacturing and distribution requirements

## Map



## Property Profile

Available

**Unit 111** - 12,613 SF

Build-to-Suit office

1 Exterior dock

1 Drive-in door

Lease Rate: \$5.95/SF Net

**Unit 115** - 23,975 SF

2,509 SF office

4 Exterior docks

1 Drive-in door

Lease Rate: \$5.75/SF Net

CAM

\$0.49/SF

Taxes

2010: Estimated at \$0.95/SF

Building Size

124,916 SF

Acres

7.79 acres

Ceiling Height

30' clear ceiling

Bay Size

48'x50'

Sprinkler

ESFR

Parking

Ample

Trailer Parking

Available

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### Site Plan

