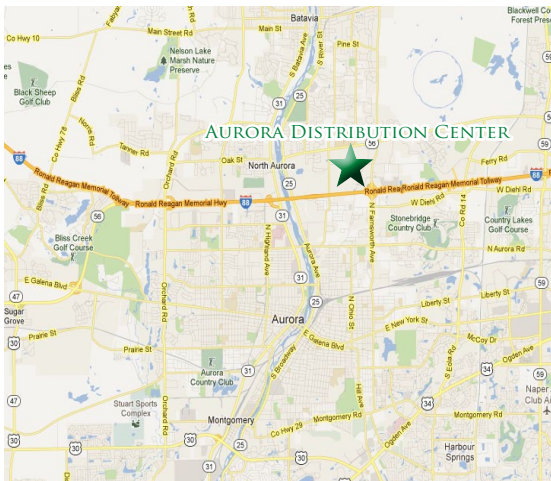


# FOR LEASE

## AURORA DISTRIBUTION CENTER 1203 BILTER ROAD - AURORA, IL 295,000 SQUARE FEET AVAILABLE



### Highlights

- ◆ Building size: 295,000 SF
- ◆ Divisible to 75,000 SF
- ◆ 1,000 SF office space
- ◆ 30' clear ceiling height
- ◆ ESFR sprinkler system
- ◆ 36 Exterior Docks (expandable)
- ◆ 4 Drive-In Doors (expandable)
- ◆ 117 Parking Spaces (expandable)
- ◆ 76 Secured trailer parking
- ◆ Secured truck courts
- ◆ 48' x 50' Bay Space

The Aurora Distribution Center is located just 1/4 mile to full interchange at I-88 and Farnsworth Road. Tenants enjoy Low Kane County real estate taxes and access to abundant labor in Fox River Valley.

Owned by



[industrialincome.com](http://industrialincome.com)

Leased by



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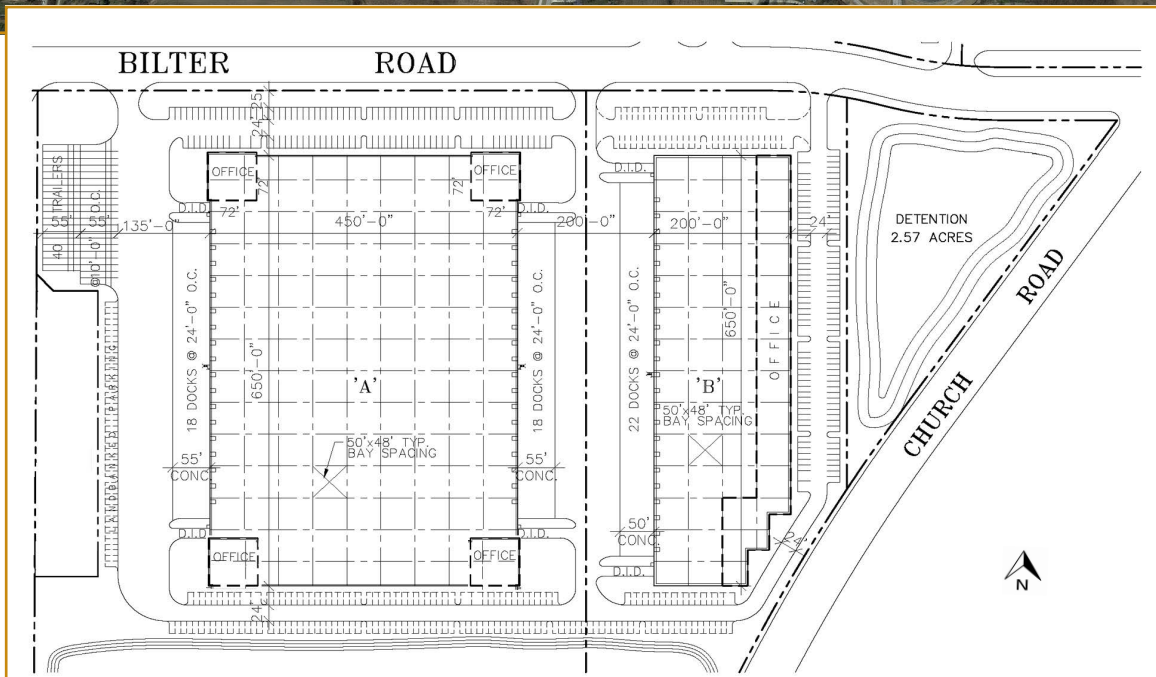
For more information, contact:  
Tim Thompson, SIOR at 312-683-7260 / e-mail: [tthompson@hsacommercial.com](mailto:tthompson@hsacommercial.com)  
233 S. Wacker Drive, Suite 350, Chicago, IL 60606

Above information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing may be withdrawn without notice.

# AURORA DISTRIBUTION CENTER

## 1203 BILTER ROAD - AURORA, IL

### 295,000 SQUARE FEET AVAILABLE



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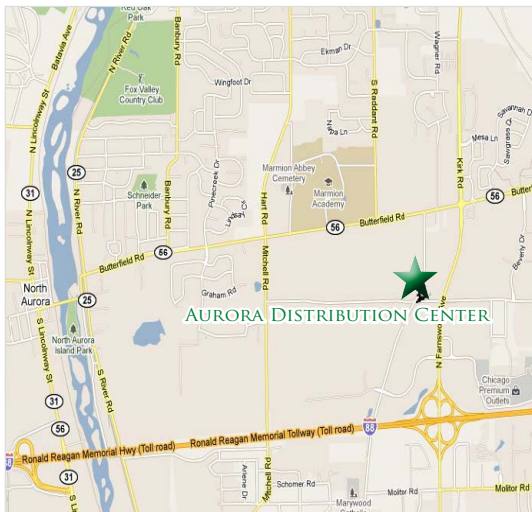
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# FOR LEASE

## AURORA DISTRIBUTION CENTER 1207 BILTER ROAD - AURORA, IL 12,535 AND 26,490 SQUARE FEET AVAILABLE



### Highlights

- ◆ Building size: 124,897 SF
- ◆ Available for lease:
  - Unit A: 26,490 SF  
6,127 sf office/233 sf warehouse office  
3 exterior docks/ 1 drive-in door
  - Unit D: 12,535 SF - office to-suit  
1 exterior dock/ 1 drive-in door
- ◆ 30' clear ceiling height
- ◆ 48'w x 50'd column spacing
- ◆ ESFR sprinkler system
- ◆ Ample parking
- ◆ Trailer parking available

Located just 1/4 mile to full inter-change at I-88 and Farnsworth Road. Tenants enjoy Low Kane County real estate taxes and access to abundant labor in Fox River Valley.

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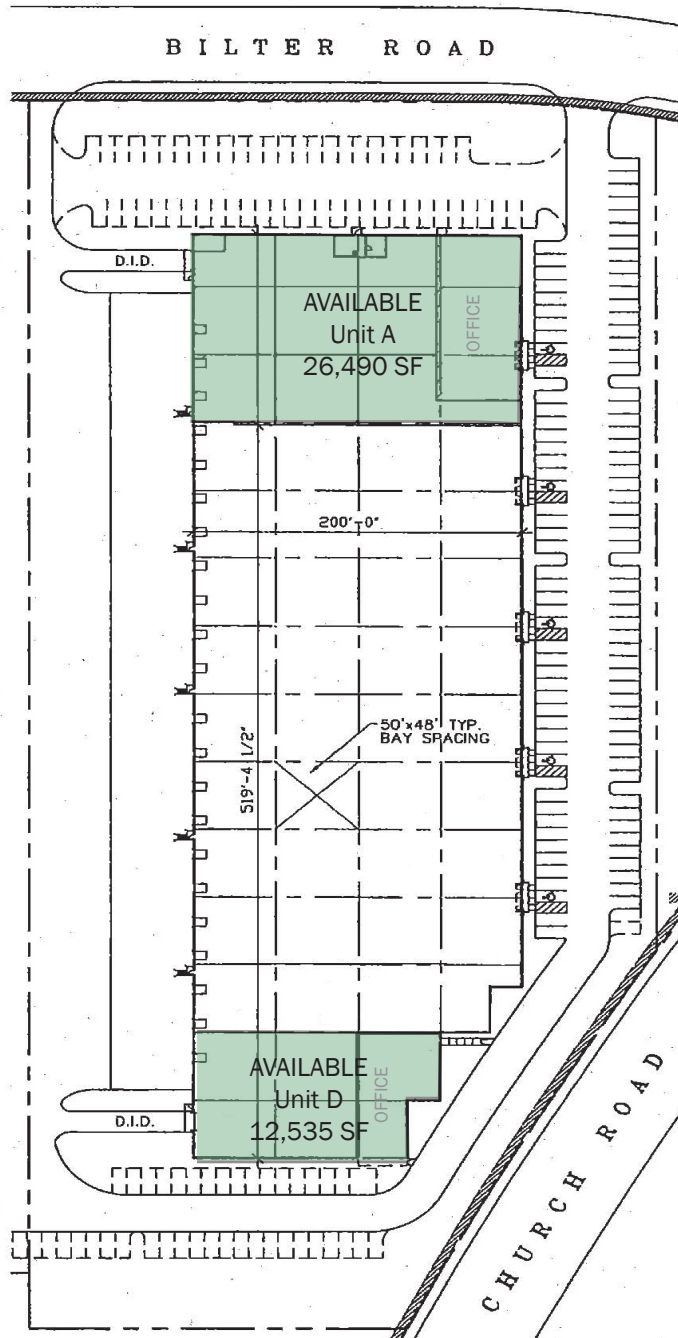


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# AURORA DISTRIBUTION CENTER 1207 BILTER ROAD - AURORA, IL 12,535 AND 26,490 SQUARE FEET AVAILABLE



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