

Call for Offers

April 28, 2023

Colliers



1103 Butterfield Rd Aurora, IL

Pricing

- Sale: \$20,044,500 (\$115.00 PSF)
- Lease: Subject to Offer

Property Specifications

- 174,300 SF Available
- 7,571 SF main office / 800 SF shipping office
- 32' clear height
- 24 exterior docks / 2 drive-in doors (12' x 14')
- 46' x 44' typical column spacing
- 102 car parking spaces (expandable)
- 2,000 amps, 480 volts (existing full building)
- ESFR sprinkler system
- LED warehouse lighting
- 15 fork lift charging stations
- Built in 2004

For Sale/ Lease

Contact us:

Brian Kling

Principal and Vice Chair
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brian.kling@colliers.com

Ned Frank

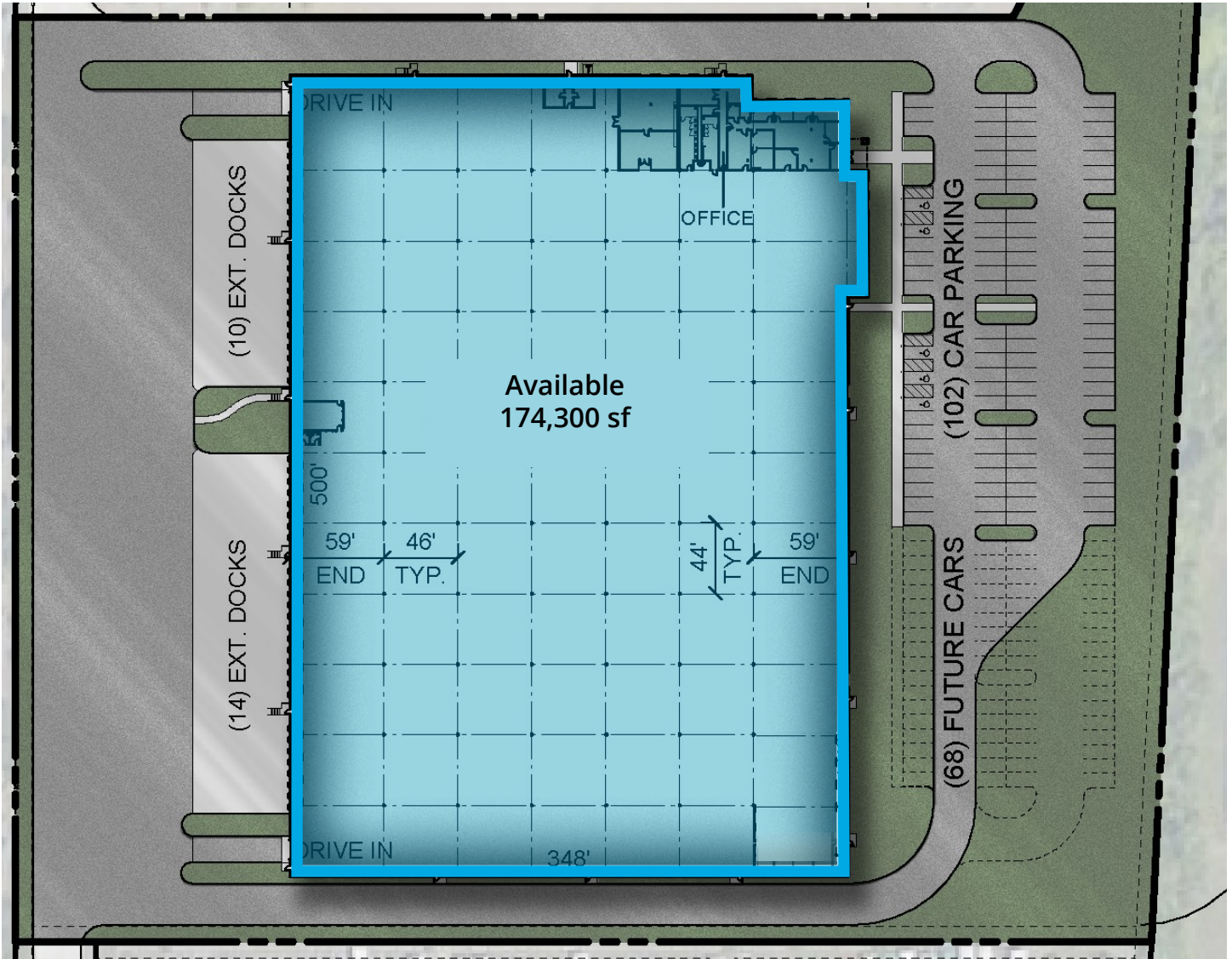
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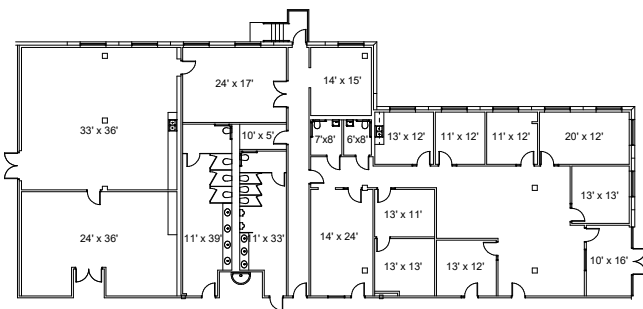
6250 N River Rd, Suite 11-100
Rosemont, IL 60018

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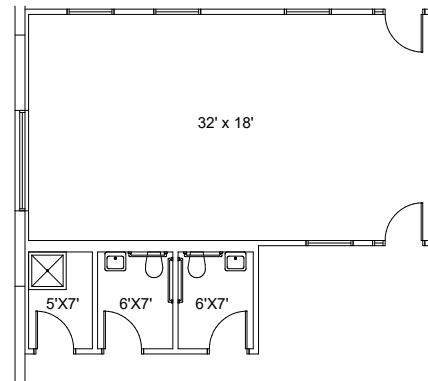
Site Plan



Main Office



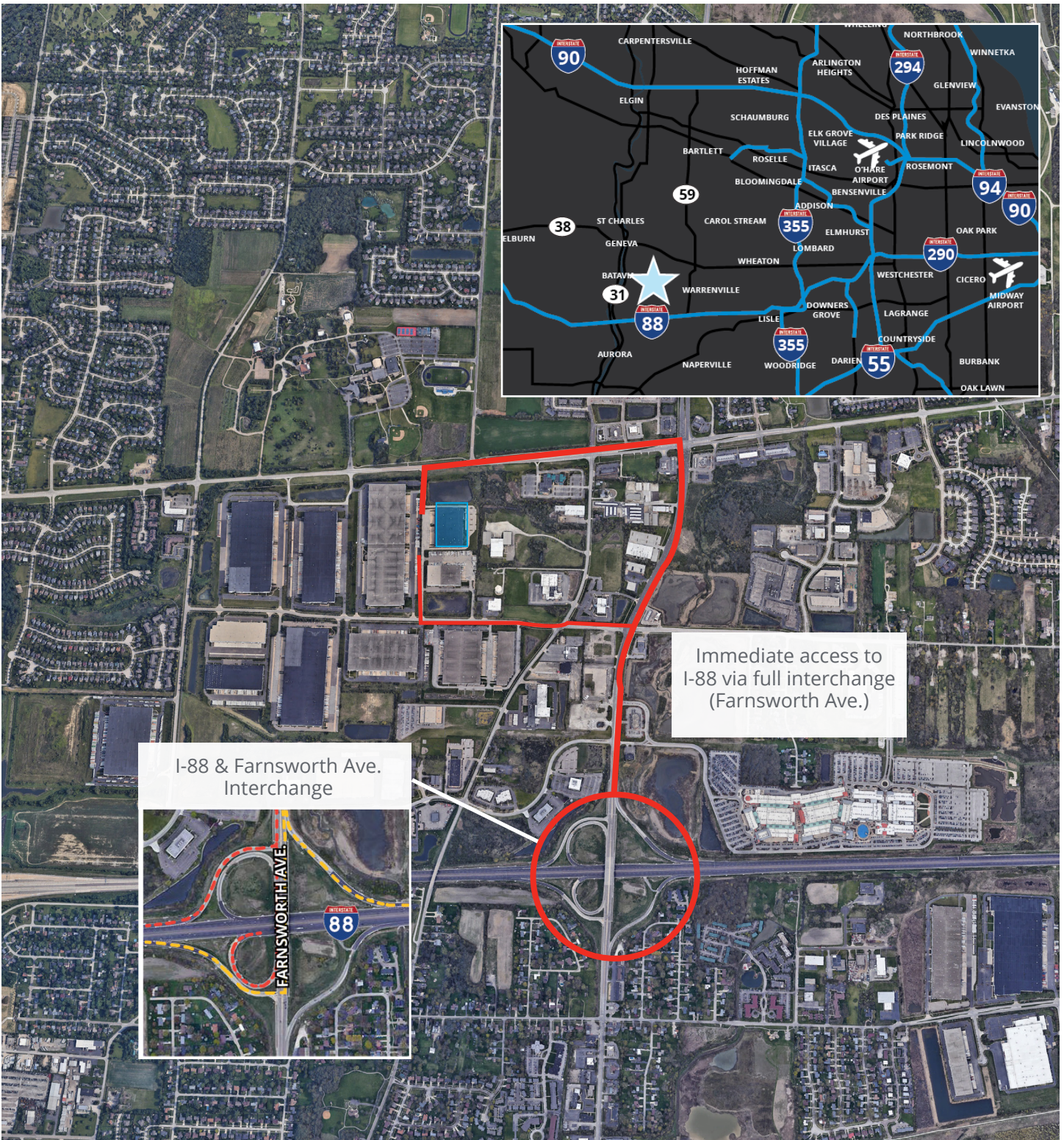
Shipping Office



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Access



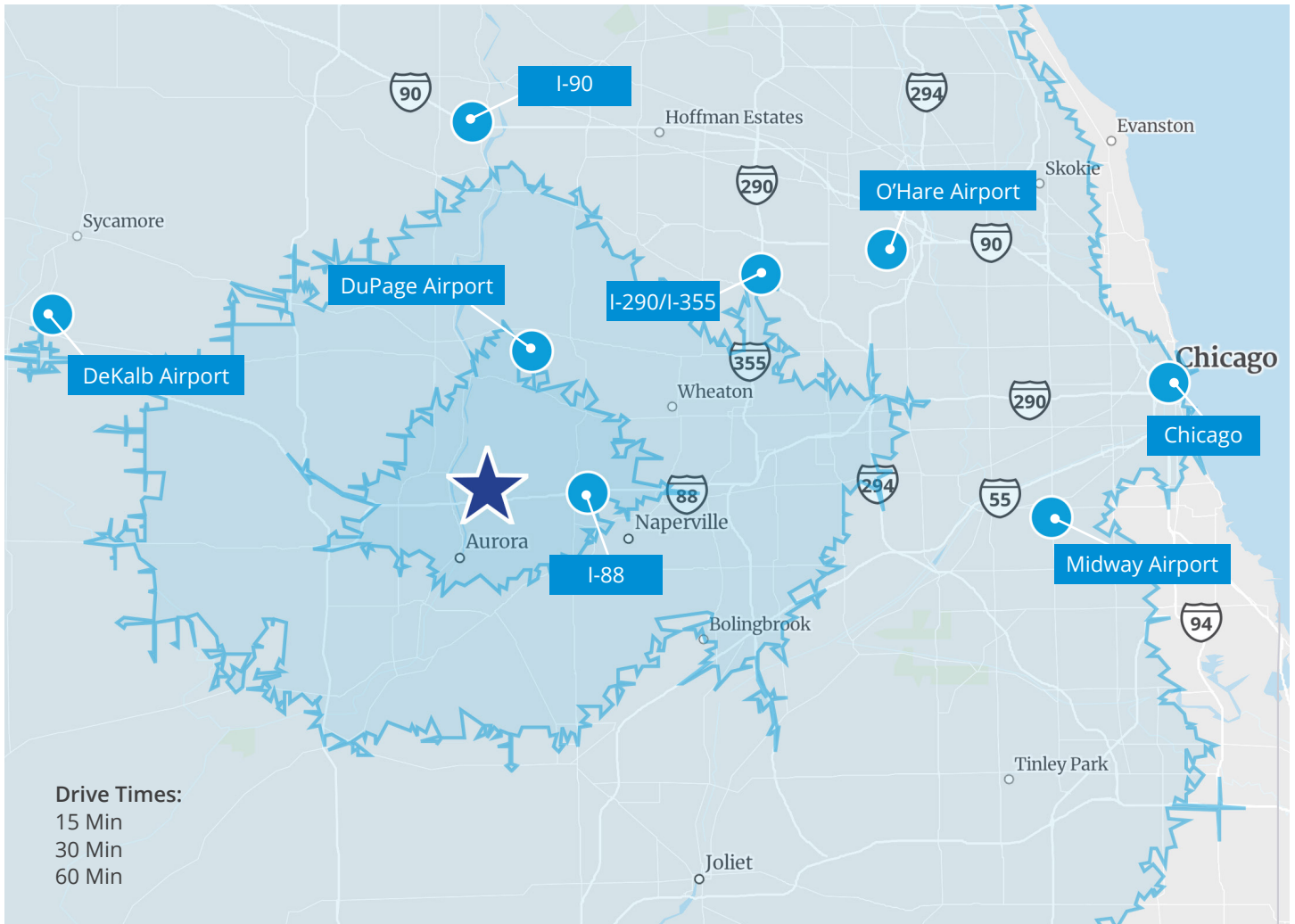
Immediate access to I-88 via full interchange (Farnsworth Ave.)



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Location



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