

**INDUSTRIAL
SPACE
FOR LEASE**

±6,961 SF

Excellent
Access to
Routes 30,
47 and 56

Institutionally
Owned and
Professionally
Managed by:

AGELLAN
COMMERCIAL REIT

TRANSWESTERN
REAL ESTATE
SERVICES

483 HEARTLAND DRIVE

Suite F, Sugar Grove, IL 60554

[Property Website](#)



Specifications

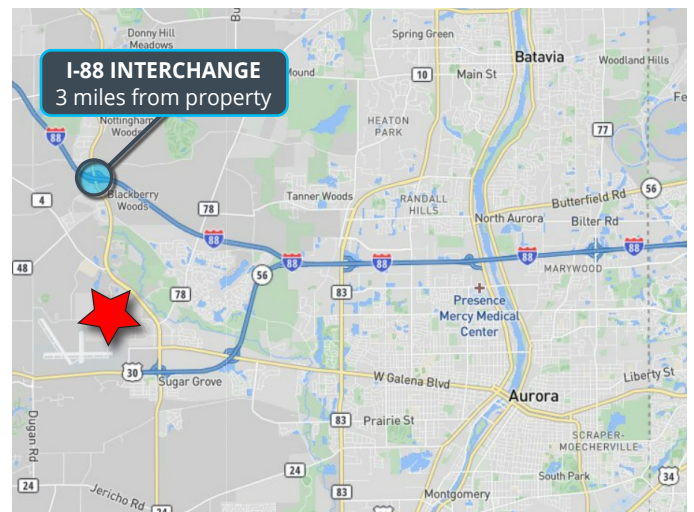
- Building Size: ±36,426 SF
- Land Area: ±2.56 AC
- Available Size: ±6,961 SF
- Office Size: ±1,258 SF
- Loading: 1 Ext Dock / 1 DID
- Ceiling Height: 20'
- Power: 200 Amps
- Parking: ±7 Cars
- Zoning: M-1 (Limited Mfg.)
- Sprinklers: Wet
- Year Built: 2010
- Construction: Precast

Highlights

- Preferred corner unit
- Located in an established industrial park just north of Aurora Airport
- Excellent access to Route 30, Route 47, and Route 56
- Institutionally owned and professionally managed

Pricing

- CAM: \$1.58 PSF (2023)
- INS: \$0.34 PSF (2023)
- RET: \$2.05 PSF (2023)
- **Lease Rate: Subject to Offer**



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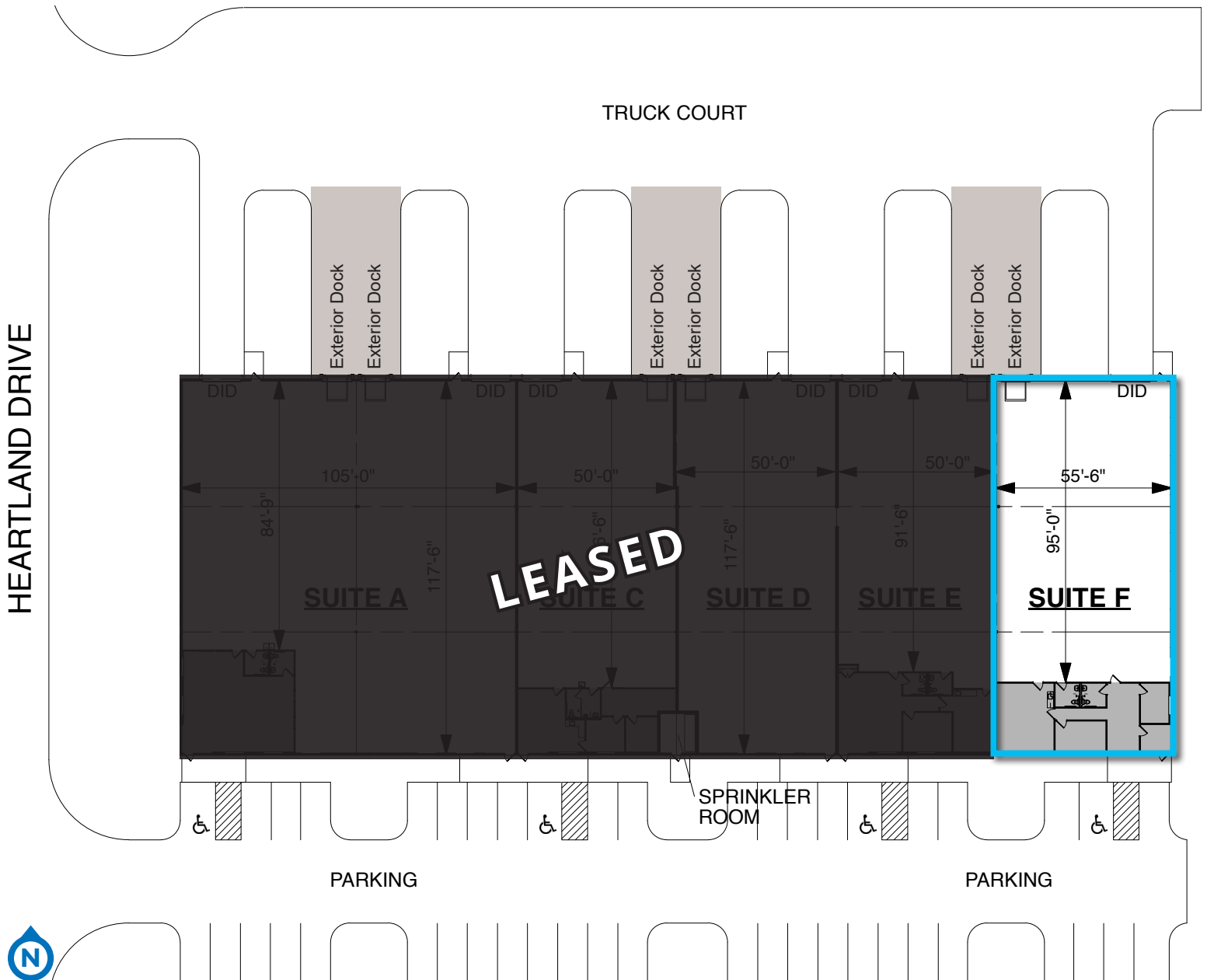
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BUILDING LAYOUT



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BUILDING PHOTOS



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