

**INDUSTRIAL
BUILDING
FOR SALE**

**±20,146 SF
ON ±2.68 AC**

Great for
Manufacturing

Immediate
Access to I-88



TRANSWESTERN

REAL ESTATE
SERVICES

197 ALDER DRIVE

North Aurora, IL 60543

[Property Website](#)

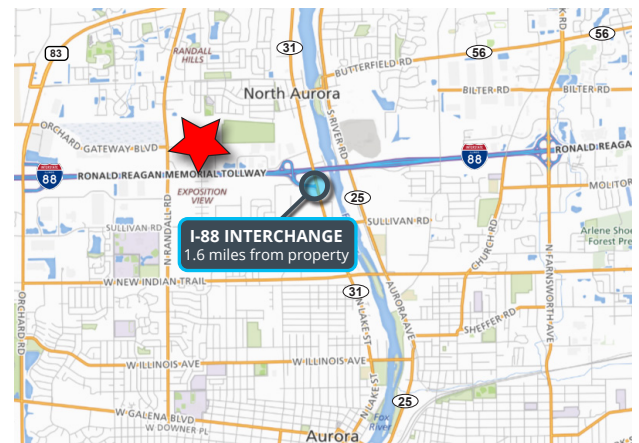


Specifications

- Building Size: ±20,146 SF
- Land Area: ±2.68 AC
- Office Size: ±2,000 SF
- Ceiling Height: 22'
- Loading: 2 Docks / 1 DID
- Parking: ±13 Cars
- Year Built: 1994
- Construction: Steel
- Zoning: I-2 (General Industrial)
- RE Taxes: \$1.76 PSF (2023)
- **Sale Price: \$2,000,000**

Highlights

- Hard-to-find standalone facility
- Great for manufacturing
- Immediate access to I-88
- Great local labor
- Low Kane County taxes
- Large land site with potential for outside storage or possible expansion
- Available 1/1/2025



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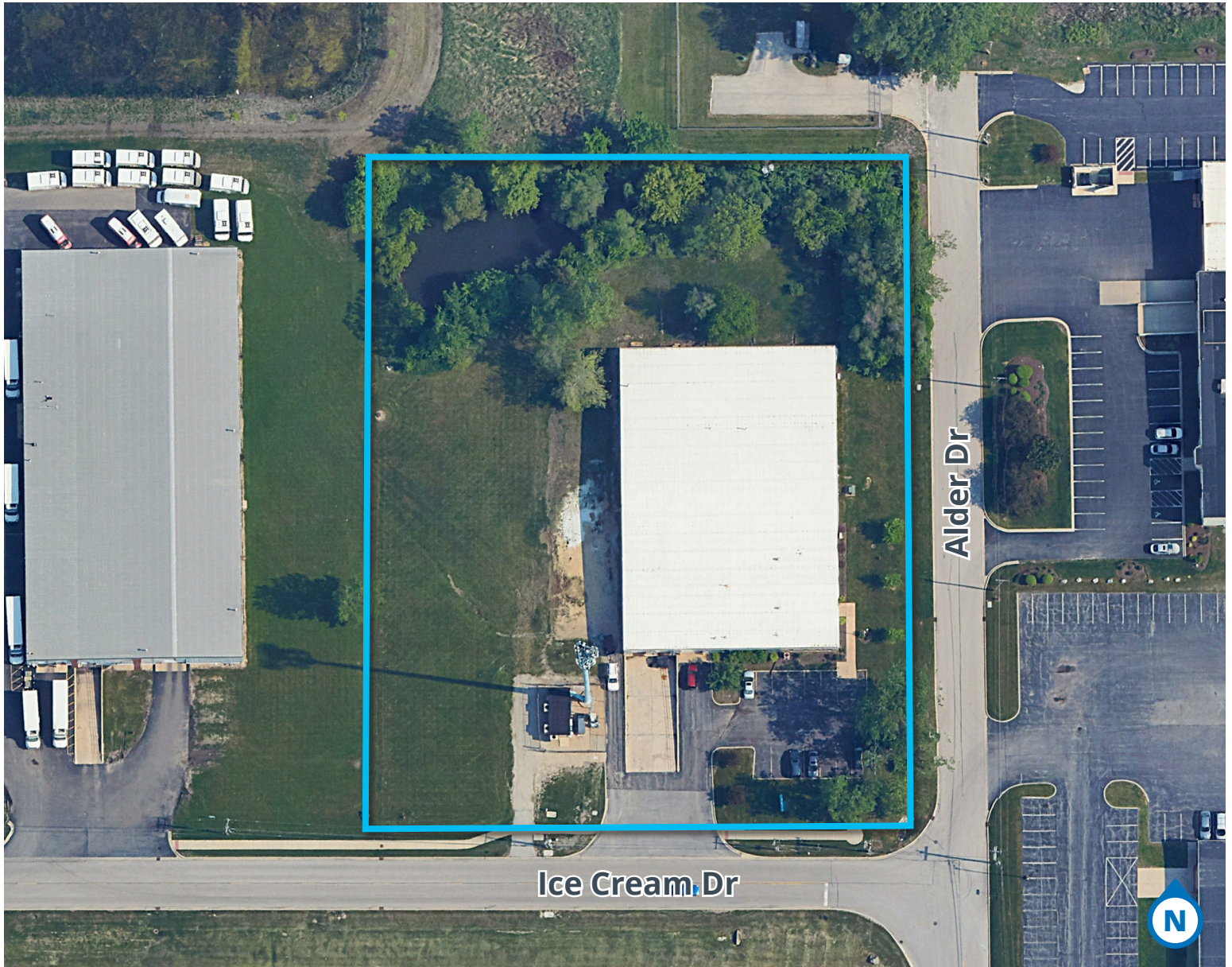
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PROPERTY AERIAL



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PROPERTY PHOTOS



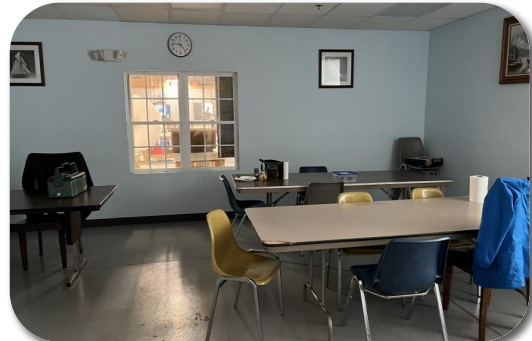
OFFICE AREA



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BREAK ROOM



WAREHOUSE AREA



WAREHOUSE AREA

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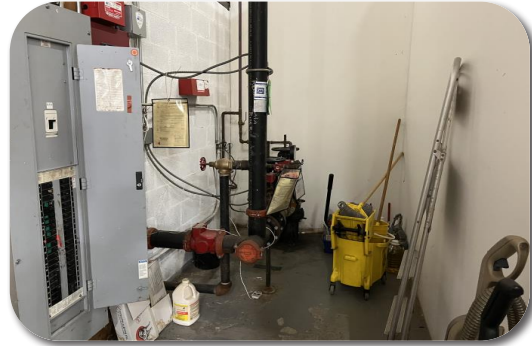
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PROPERTY PHOTOS



WAREHOUSE AREA



MECHANICAL ROOM



LOADING AREA



PARKING AREA



EAST SIDE OF BUILDING



WEST SIDE OF BUILDING

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