±79,540 SF INDUSTRIAL BUILDING AVAILABLE

Flexible Ownership

Located in Meridian Business Park

Close Proximity to I-88 via Eola Rd & Rt 59

TRANSWESTERN
REAL ESTATE SERVICES

3615 E. EXCHANGE AVENUE

Aurora, IL 60504
Property Website

SPECIFICATIONS

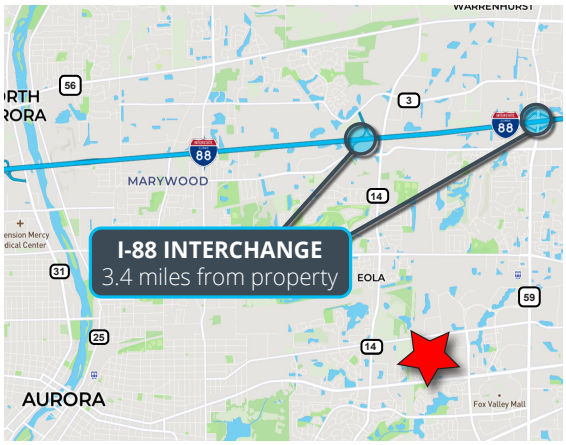
- Building Size: ±79,540 SF
- Land Area: ±4.06 AC
- Office Size: ±4,000 SF
- Ceiling Height: 22' - 28'
- Loading: 6 Interior Docks / 1 DID
- Power: 800A 480V
- Parking: ±32 Cars
- Sprinklers: Wet & ESFR
- Zoning: M-1 (Limited Mfg.)
- Year Built: 1986 (Addition 2023)
- Construction: Reinforced Concrete

HIGHLIGHTS

- High-end standalone facility for sale or lease
- Located in the prestigious Meridian Business Park
- Flexible ownership
- Close proximity to I-88 via Eola Road and Route 59

PRICING

- RE Taxes: $1.42 PSF (2024)
- Lease Rate: $7.95 PSF Net
- Sale Price: Subject to Offer



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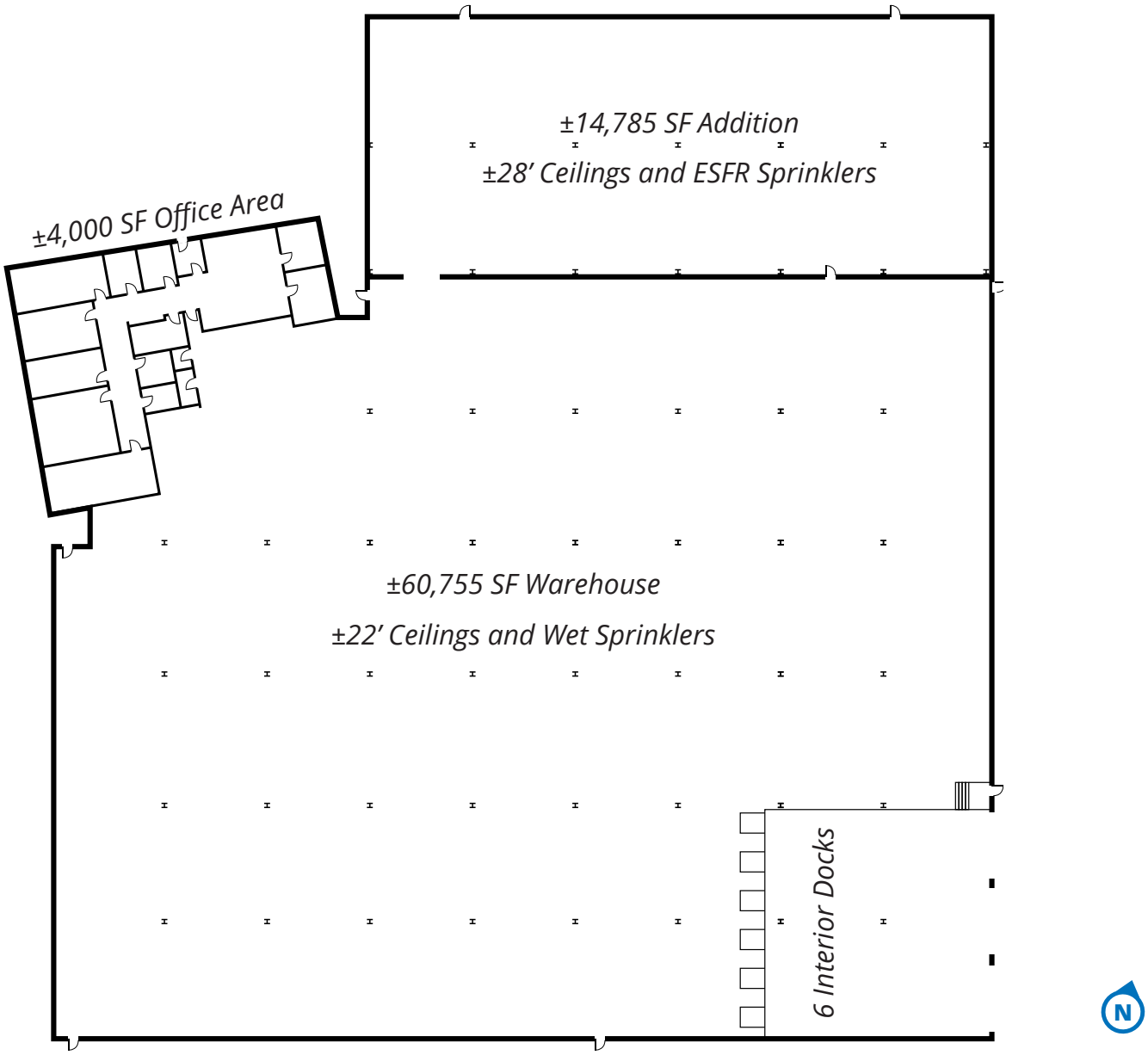
FLOOR PLAN



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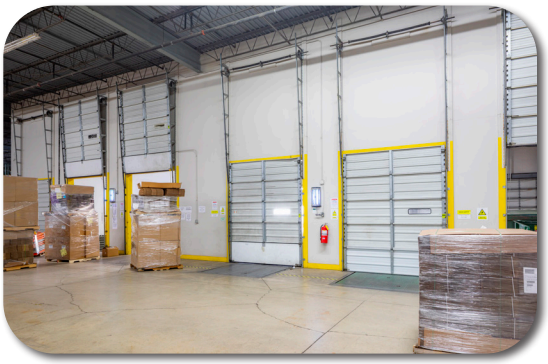
PROPERTY PHOTOS



CLICK HERE TO VIEW ALL PHOTOS

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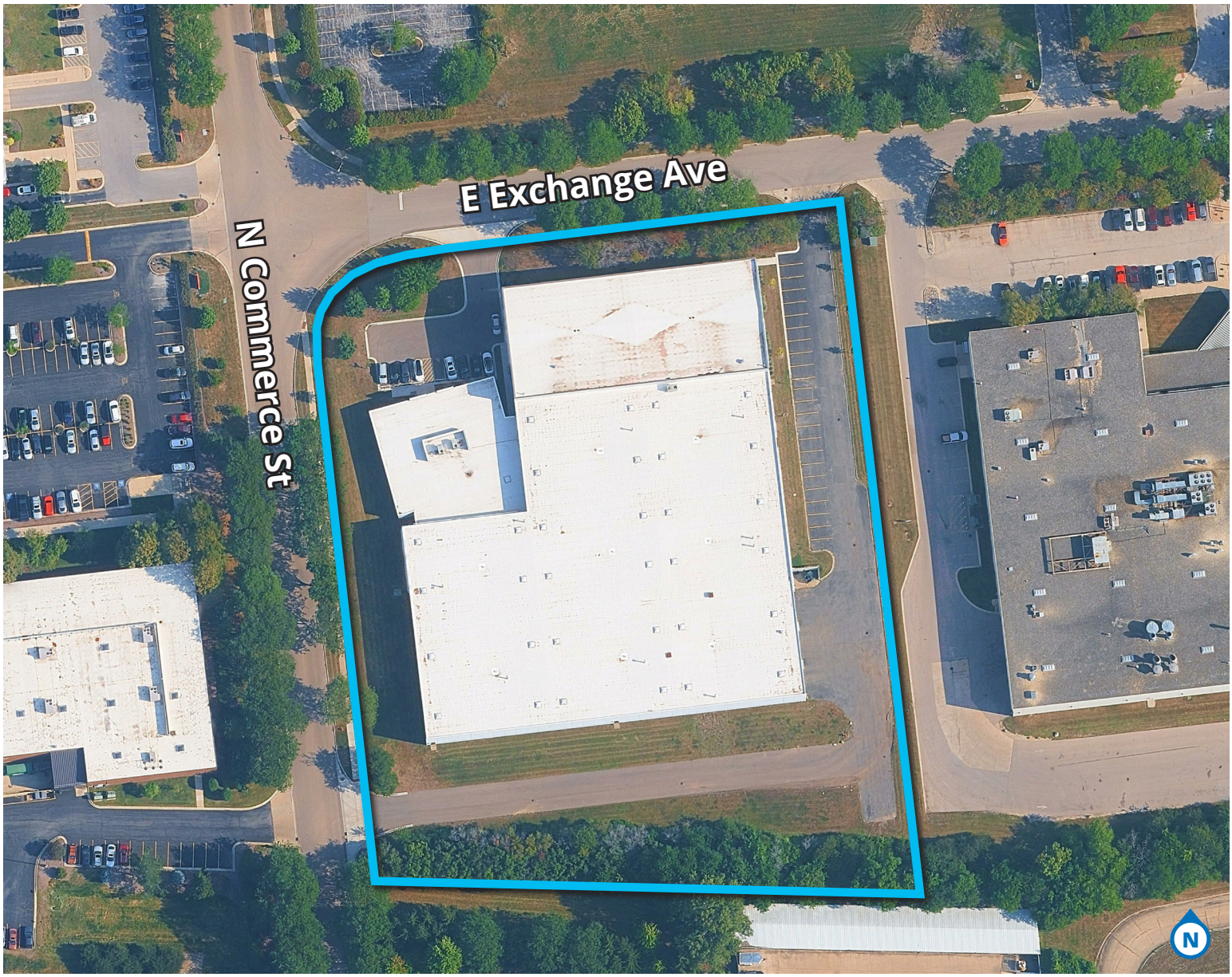
PROPERTY AERIAL



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