

**±90,223 SF
INDUSTRIAL
BUILDING
AVAILABLE**

100% Air-
Conditioned

Lab Space
Available

Outdoor Storage
Potential /
Heavy Parking

TRANSWESTERN
REAL ESTATE
SERVICES

2359 DIEHL ROAD

Aurora, IL 60502

[Property Website](#)

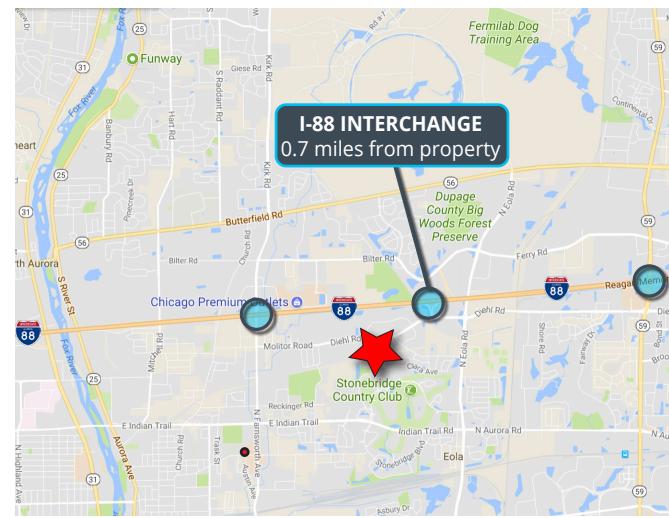


SPECIFICATIONS

- Building Size: ±90,223 SF
- Land Area: ±8.2 AC
- Office Size: ±15,000 SF
- Lab Space: ±35,000 SF
- Ceiling Height: ±20'
- Loading: 2 Ext. Docks (Exp.)
- Power: 2500A 480V 3PH
- Parking: ±200 Cars
- Sprinklers: Wet
- Year Built: 2000
- Construction: Precast Conc.
- RE Taxes: \$1.37 PSF (2024)
- **Sale Price: \$8,950,000**
- **Lease Rate: \$6.75 PSF Net**

HIGHLIGHTS

- 100% air-conditioned
- Heavy power and parking
- Class "A" office space
- Heavy lab space: ±35,000 SF of clean rooms
- Outdoor storage potential
- ORI Zoning
- Located in the prestigious White Oak Business Park
- Seconds off of I-88, Elba Road, and Route 59



Justin Lerner, SIOR
Executive Vice President
847.588.5665
justin.lerner@transwestern.com

Joe Karmin, SIOR
Executive Vice President
847.588.5670
joe.karmin@transwestern.com

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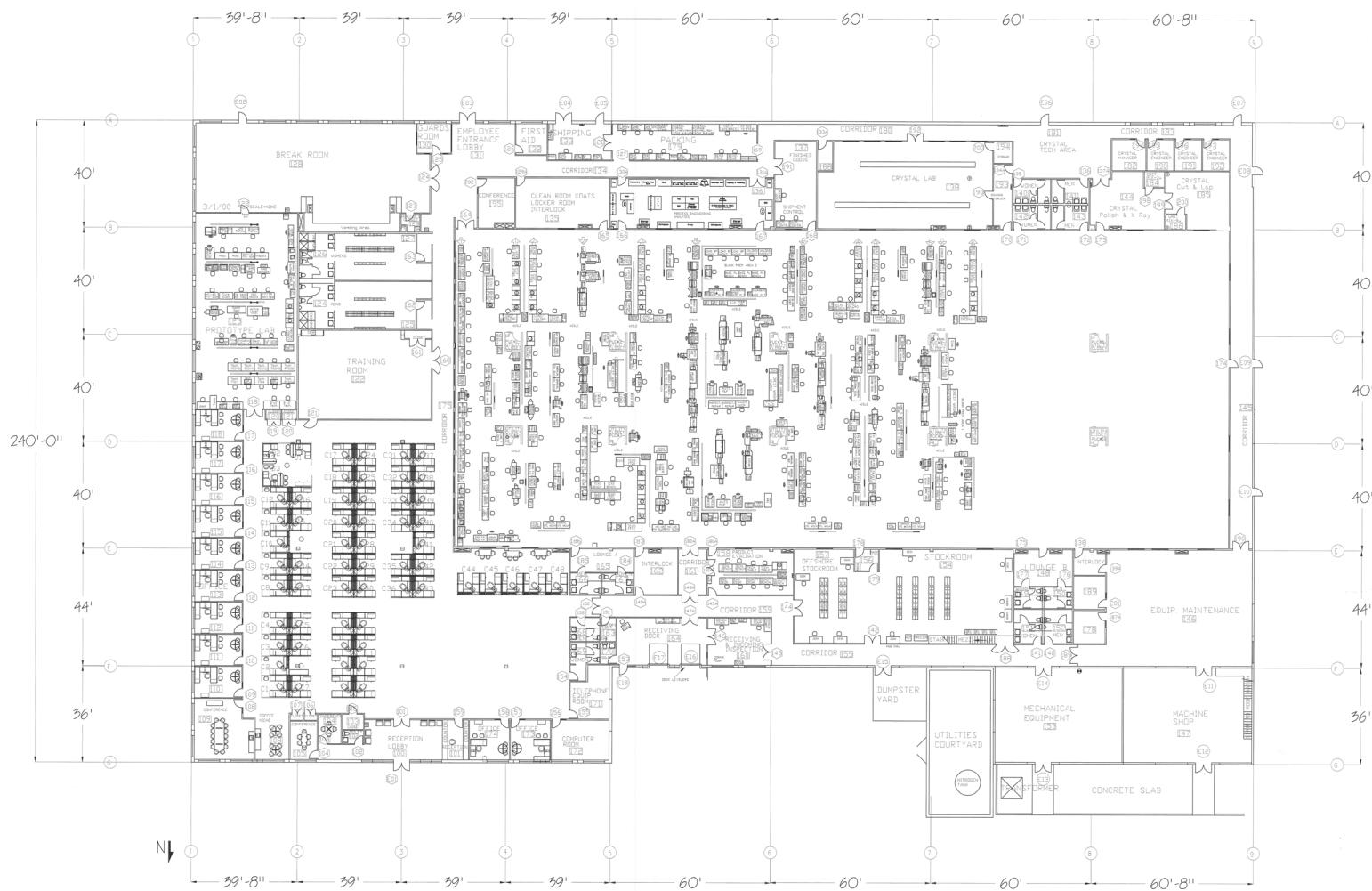
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FLOOR PLAN



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PROPERTY AERIAL OF TENANT SPACE



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PROPERTY PHOTOS



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