

AVAILABLE FOR SALE

CONTRACTOR/LANDSCAPER FACILITY WITH
OFFICE & WAREHOUSE!

1923 BILTER ROAD AURORA, ILLINOIS

SITE FACILITIES

TWO STORY OFFICE BUILDING:

- ◆ ±4,270 SF
- ◆ Above Average Standard Office Finish

WAREHOUSE/SERVICE FACILITY:

- ◆ ±2,226 SF (5 acres)
- ◆ One Bay Facility

ADDITIONAL ONE SMALL GARAGE

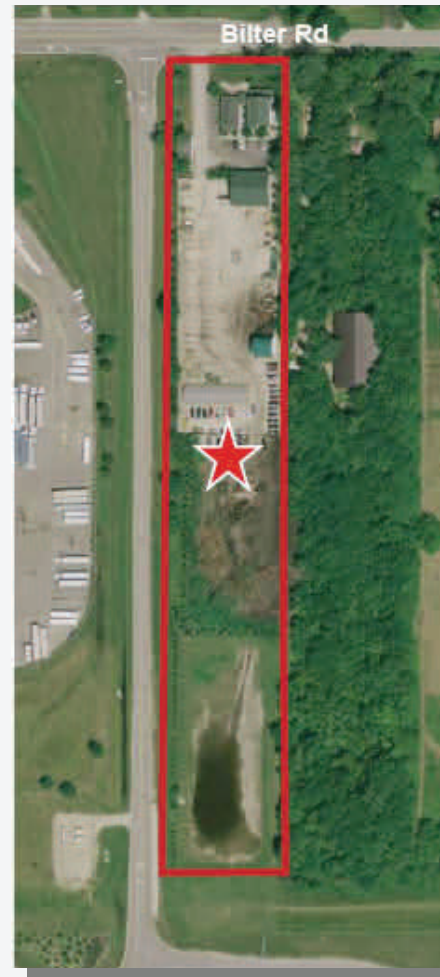
ASKING PRICE:

- ◆ \$1,400,000

SITE AMENITIES

- ◆ Size: ±209,100 SF (4.8 acres) Gross Land Area
- ◆ ±149,600 SF (3.43 acres) Net Land Area

- ◆ Located Just North of Chicago Premium Outlet
- ◆ Above Ground Fuel Island
- ◆ Immediate Access to Farnsworth and I-88 Interchange
- ◆ Current Use: Landscaping Company With Storage Yard
- ◆ Approximately 1.3 acres of Fenced Storage Area
- ◆ Real Estate Taxes: \$14,035.40 (2011 Payable 2012)
- ◆ Kane County



COMMERCIAL REAL ESTATE SERVICES

9450 w. Bryn Mawr Avenue, Suite 550
Rosemont, IL 60018
Main: (773) 355-3000
www.lee-associates.com

For more information, please contact:

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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

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AURORA, ILLINOIS**

**LARGE
LANDSITE**



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