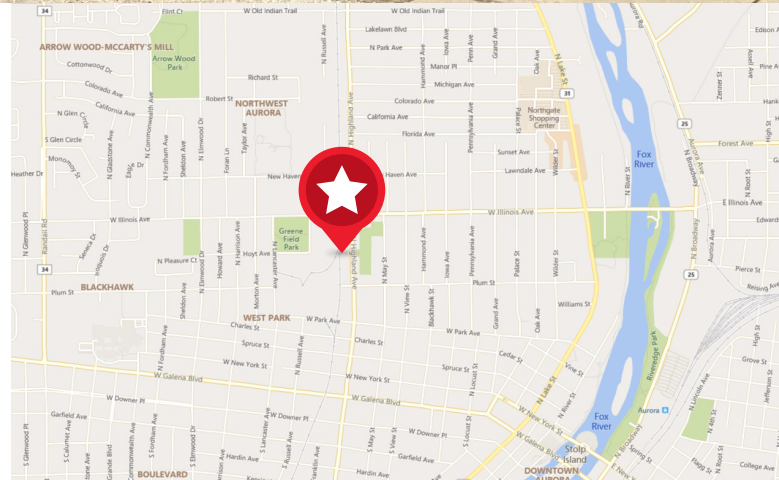




**16,225 SF Available For Sale or Lease**  
**Sale Price: \$825,000 (\$50.85 PSF)**  
**Lease Rate: \$6.50 PSF Gross**

### Property Highlights

|                |  |
|----------------|--|
| Building Size: | 16,225 SF  |
| Office Size:   | 4,000 SF (Including Lab)   |
| Land Size:     | 0.40 Acres   |
| Clear Height:  | 14-16'   |
| Loading:       | 1 Exterior Dock<br>1 Drive-in Door   |
| Sprinklered:   | Wet  |
| Power:         | 400 Amps   |
| Comments:      | <ul style="list-style-type: none"><li>• Free Standing Manufacturing Building</li><li>• Newly Remodeled Office</li><li>• Rail Served - BNSF</li><li>• Low Kane County Taxes</li></ul> |



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**Building Photos**



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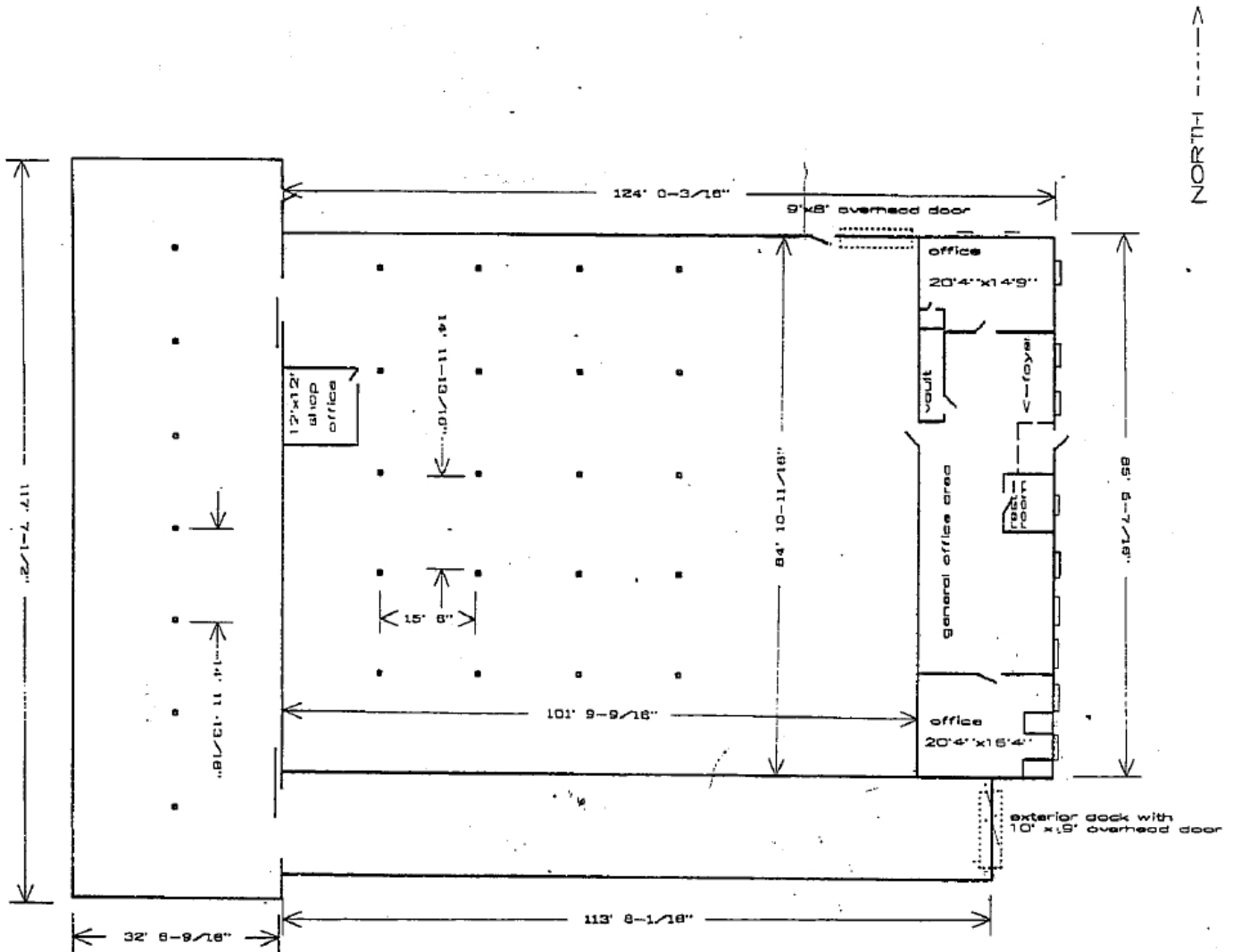
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**CUSHMAN &  
WAKEFIELD**

AVAILABLE FOR SALE OR LEASE  
**626 N. Highland Avenue**  
Aurora, Illinois

**Site Plan**



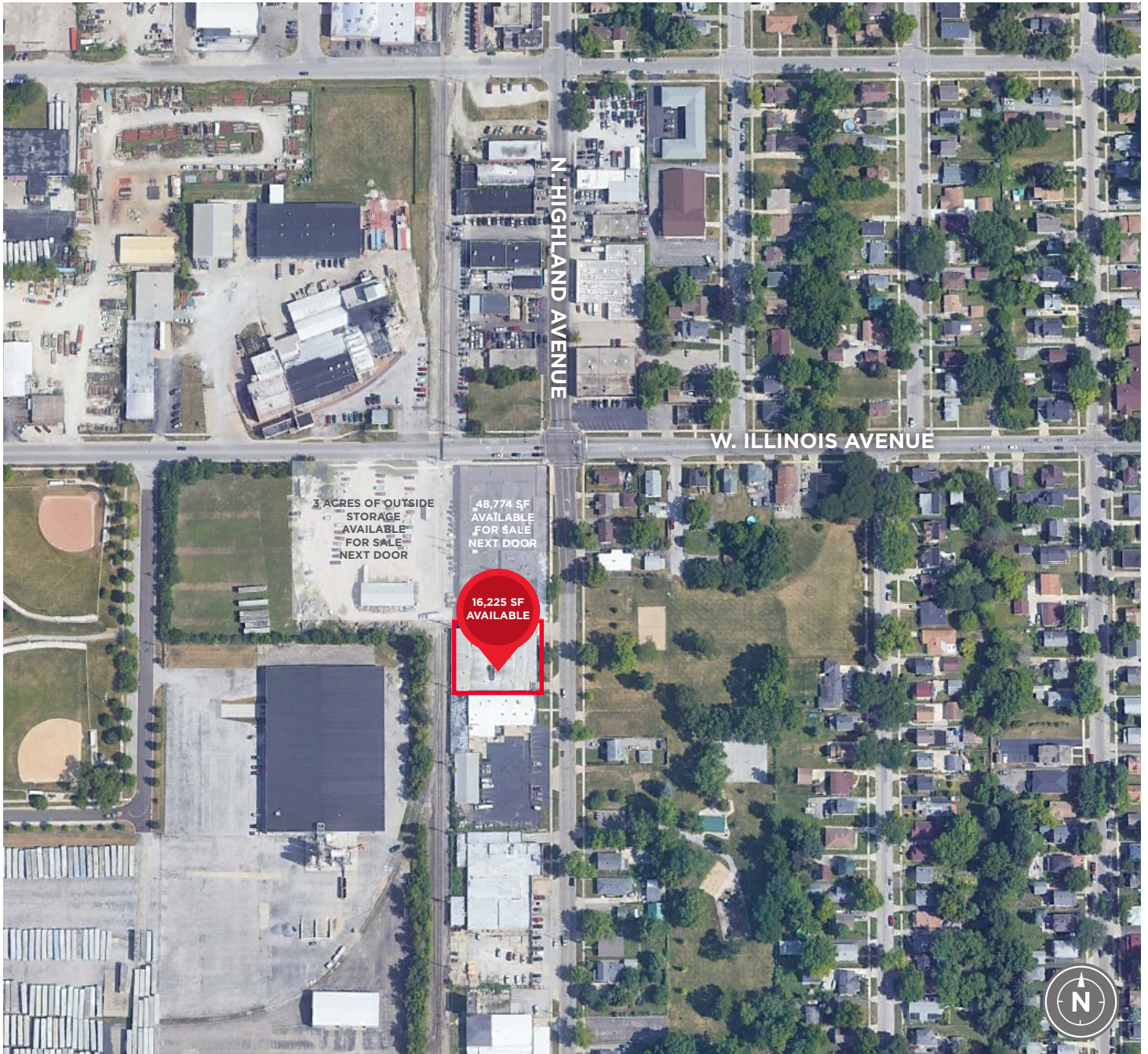
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**Aerial View**



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