

[CLICK HERE  
TO TAKE A  
VIRTUAL  
TOUR!](#)

**INDUSTRIAL  
BUILDING  
FOR SALE  
OR LEASE**

109,650 -  
116,500 SF

Expansion  
Capability

Professionally managed by:  
**VENTURE ONE**  
REAL ESTATE

**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# MERIDIAN BUSINESS PARK

800 N. Commerce Street, Aurora, IL 60504

[Property Website](#) • [Virtual Tour](#)



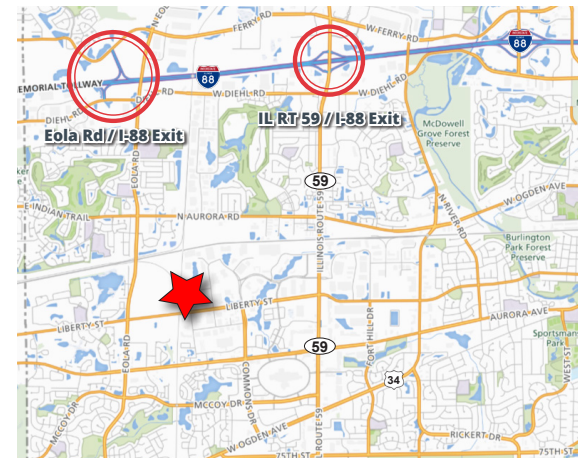
## Specifications:

- Building Size: 109,650 - 116,500 SF (Expandable)
- Land Area: 8.49 AC
- Office Size: 13,725 - 20,580 SF (Expandable)
- Ceiling Height: 26'
- Loading Docks: 9 Interior (Expandable to 24)
- Power: 1200A with backup generator
- Car Parking: 130 (Expandable to 389 Stalls)
- Trailer Parking: 9 (Expandable to 65 Stalls)
- Construction: Precast Concrete
- RE Taxes: \$1.11 PSF (2018 pay 2019)
- Lease Rate: Subject to Offer
- Sale Price: Subject to Offer

## Highlights:

- Located in prestigious Meridian Business Park
- Close proximity to I-88 via Route 59 and Eola Road
- New roof
- New parking lot
- Renovated interior
- Expansion capability (up to 170,000 SF)

## Location Map:



## Contact Information:

**Justin Lerner, SIOR**  
*Executive Vice President*  
847.588.5665  
[justin.lerner@transwestern.com](mailto:justin.lerner@transwestern.com)

**Joe Karmin**  
*Executive Vice President*  
847.588.5670  
[joe.karmin@transwestern.com](mailto:joe.karmin@transwestern.com)

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2020 Transwestern.



[CLICK HERE TO TAKE A VIRTUAL TOUR!](#)

**INDUSTRIAL BUILDING FOR SALE OR LEASE**

109,650 - 116,500 SF

Expansion Capability

Professionally managed by:  
**VENTURE ONE**  
REAL ESTATE

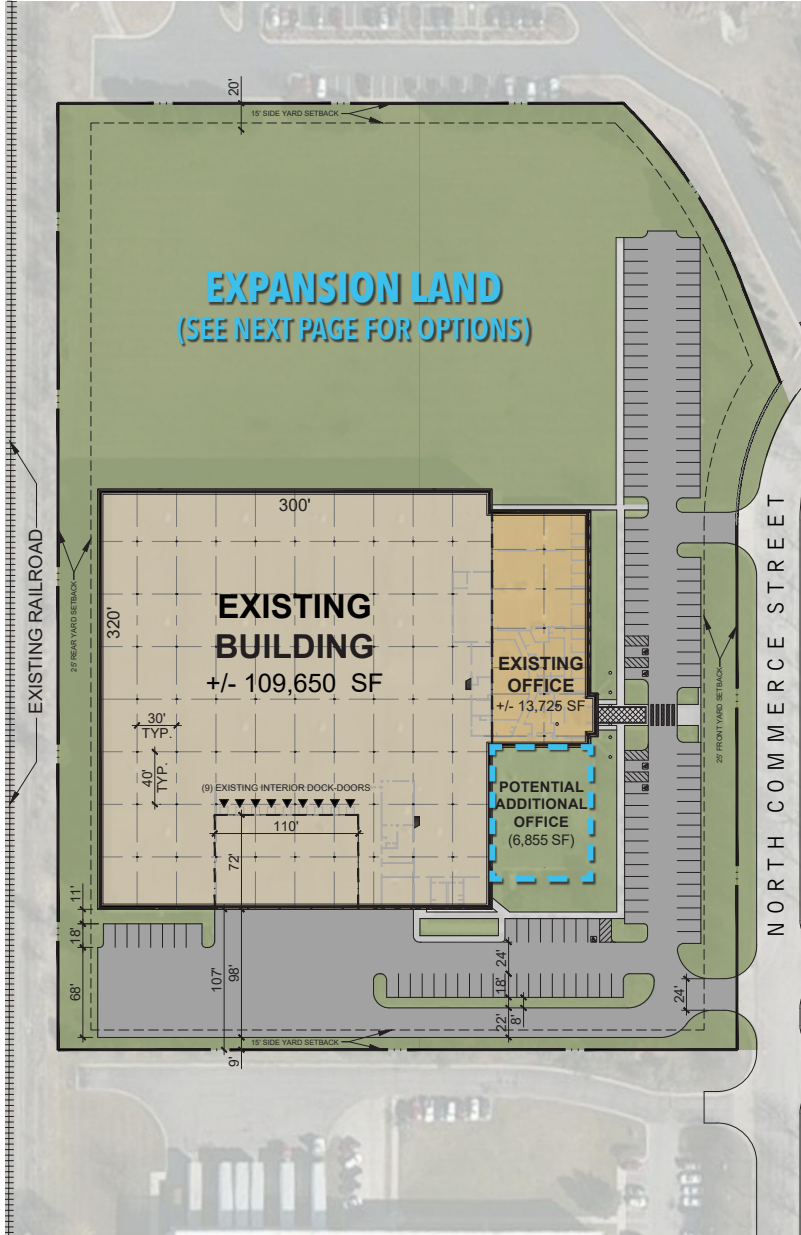
**TRANSWESTERN**  
REAL ESTATE SERVICES

# MERIDIAN BUSINESS PARK

800 N. Commerce Street, Aurora, IL 60504

[Property Website](#) • [Virtual Tour](#)

## Building Plan



## Aerial Photos



## Contact Information:

**Justin Lerner, SIOR**  
Executive Vice President  
847.588.5665  
[justin.lerner@transwestern.com](mailto:justin.lerner@transwestern.com)

**Joe Karmin**  
Executive Vice President  
847.588.5670  
[joe.karmin@transwestern.com](mailto:joe.karmin@transwestern.com)

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2020 Transwestern.



[CLICK HERE TO TAKE A VIRTUAL TOUR!](#)

**INDUSTRIAL BUILDING FOR SALE OR LEASE**

109,650 - 116,500 SF

Expansion Capability

Professionally managed by:  
**VENTURE ONE**  
REAL ESTATE

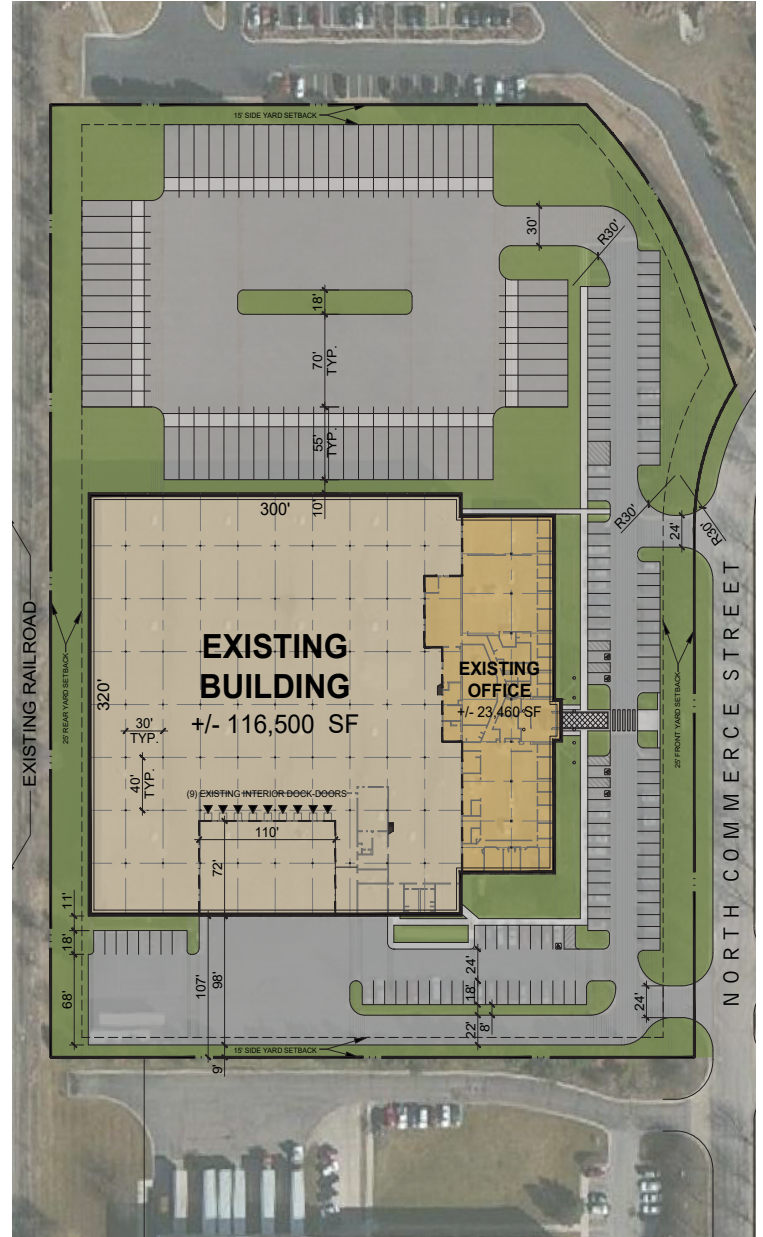
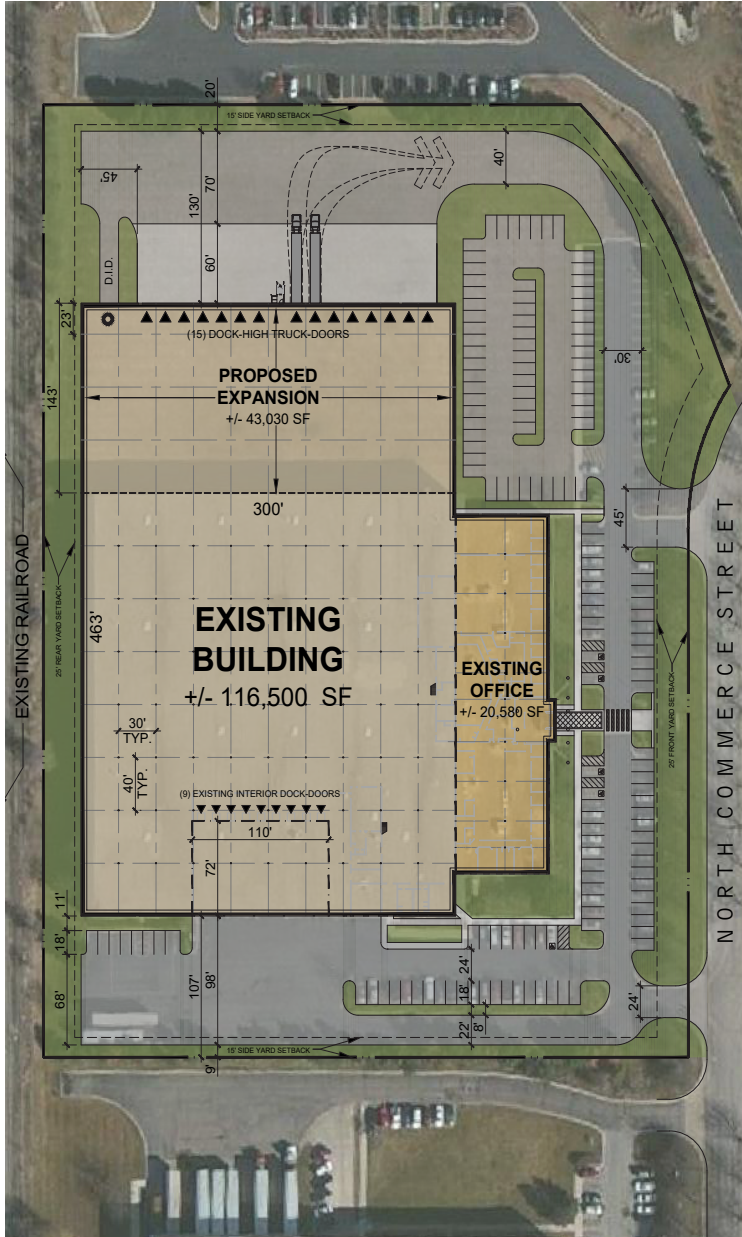
**TRANSWESTERN**  
REAL ESTATE SERVICES

# MERIDIAN BUSINESS PARK

800 N. Commerce Street, Aurora, IL 60504

[Property Website](#) • [Virtual Tour](#)

## Expansion Options



### Contact Information:

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

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

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2020 Transwestern.