

AVAILABLE FOR SALE

FARNSWORTH CENTER FOR BUSINESS

LOTS 1, 13-17
AURORA, IL

+/- 1 ACRE to
+/- 12 ACRE LOTS



PROPERTY FEATURES

Proposed new access to signalized intersection

High Speed Fiber Connection Available

All Lots are part of a newly created TIF District.

Proposed TIF 7 Plan Budget Items include:

- + Land Acquisition and Relocation
- + Site Preparation
- + Utility Improvements
- + Professional Services Expenses
- + Job Training



LAND FOR SALE

LOT #1	12.33 Acres	\$10.00/SF
LOT #13	1.012 Acres	\$7.00/SF
LOT #14	.813 Acres	\$7.00/SF
LOT #15	1.012 Acres	\$7.00/SF
LOT #16	1.162 Acres	\$7.00/SF
LOT #17	2.164 Acres	\$7.00/SF



LAND USES

+ Office/Research/Light Industrial (ORI)

FOR SALE FARNSWORTH CENTER FOR BUSINESS

LOT #1
+/- 12.33 ACRES
AURORA, IL



LOT #1 PROPERTY HIGHLIGHTS

NEW PROPOSED ACCESS:	Rerouting of Corporate Blvd. to signalized intersection at Premium Outlet Blvd.
COUNTY:	Kane County (Lower Real Estate Taxes)
SIZE:	+/- 12.33 Acres
LOCATION:	SEC of Church Rd. & Corporate Blvd.
LAND USE:	Office/Research/Light Industrial (ORI)
TRAFFIC COUNTS:	101,200 VPD (from the East) / 79,600 VPD (from the West)
UTILITIES:	To Site
ACCESS TO SITE:	Access from Farnsworth to Corporate Blvd. of from Church Rd.
CONNECTIVITY:	High Speed Fiber Connection Available
ASKING PRICE:	\$10.00 PSF



FOR SALE FARNSWORTH CENTER FOR BUSINESS

LOTS #13-17
+/- 4.40 ACRES -
+/- 6.16 ACRES
AURORA, IL



LOT #13 - #17 PROPERTY HIGHLIGHTS

NEW PROPOSED ACCESS:	Rerouting of Corporate Blvd. to signalized intersection at Premium Outlet Blvd.
COUNTY:	Kane County (Lower Real Estate Taxes)
SIZE:	+/- 6.16 Acres (Divisible)
LOCATION:	Corporate Blvd. & Farnsworth Ave.
LAND USE:	Office/Research/Light Industrial (ORI)
TRAFFIC COUNTS:	101,200 VPD (from the East) / 79,600 VPD (from the West)
UTILITIES:	To Site
ACCESS TO SITE:	Access from Farnsworth to Corporate Blvd. or from Church Rd.
CONNECTIVITY:	High Speed Fiber Connection Available
ASKING PRICE:	\$7.00 PSF

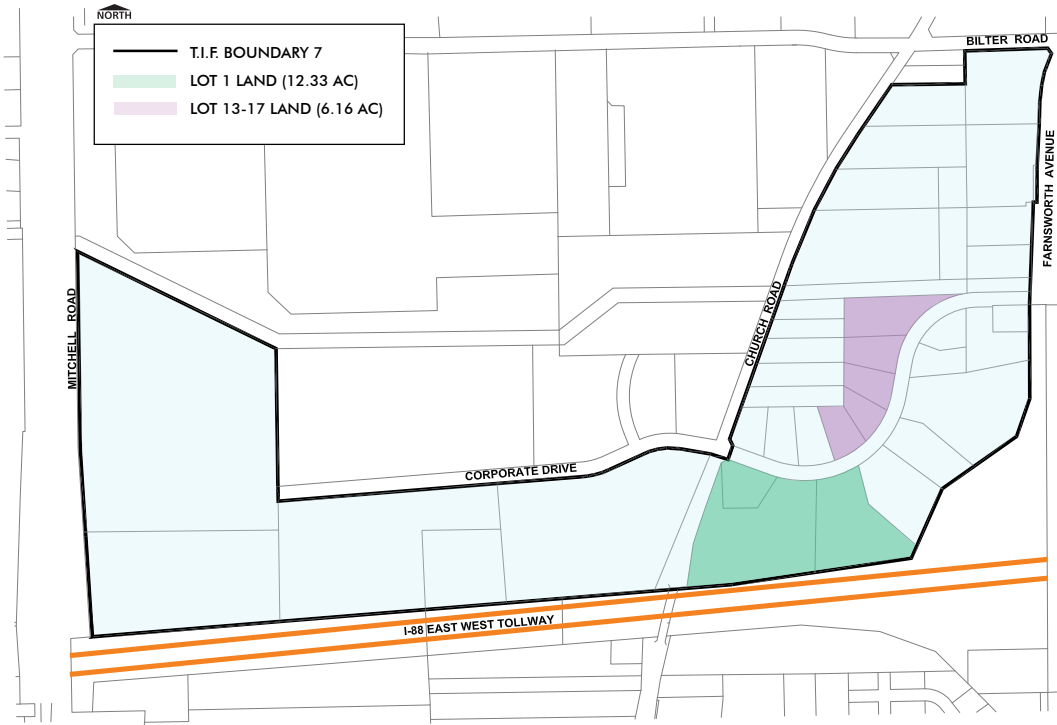


FOR SALE FARNSWORTH CENTER FOR BUSINESS

+/- 1 ACRE to
+/- 12 ACRE LOTS



CITY OF AURORA T.I.F. #7



LOCATION MAP



CONTACT US

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