

# 2575 WHITE OAK CIRCLE

Aurora, Illinois

# 24,995 SF

Available for Lease/Sale

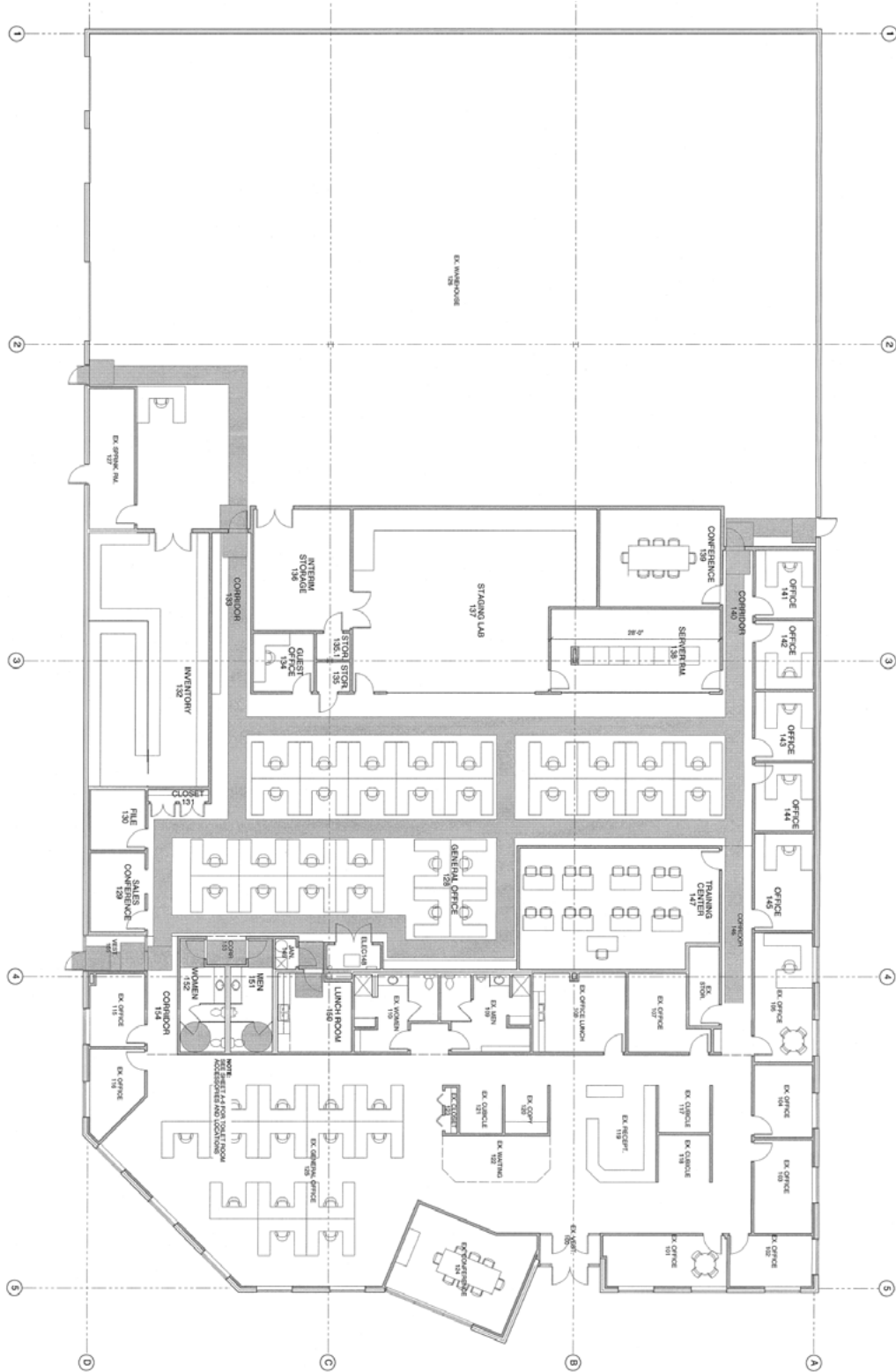


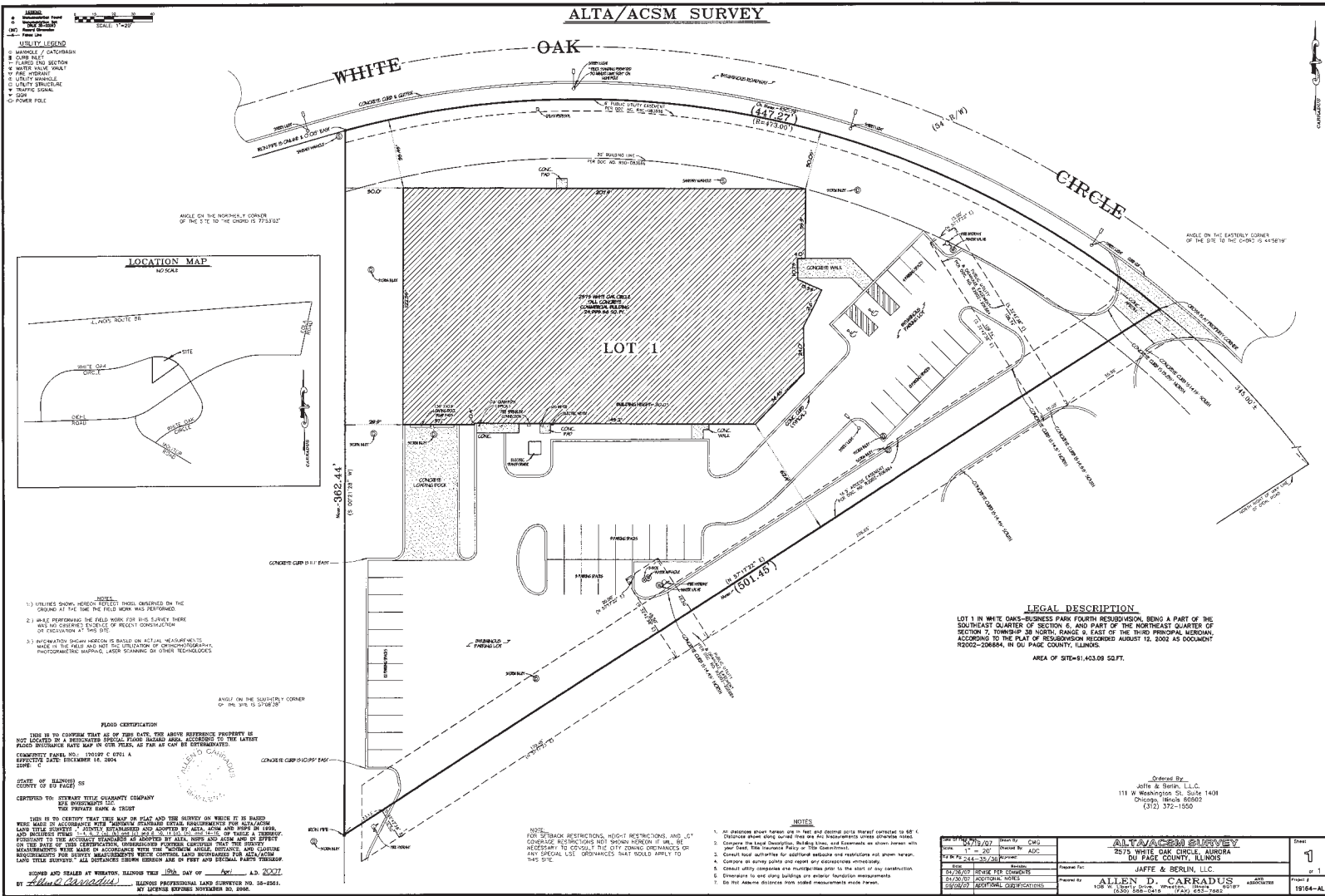
## BUILDING SPECIFICATIONS:

<b>Total Building:</b>	+/- 24,995 SF
<b>Office:</b>	+/- 14,000 SF
<b>Site Size:</b>	2.09 acres
<b>Clear Height:</b>	24'
<b>Loading:</b>	<ul style="list-style-type: none"><li>› 2 exterior docks</li><li>› 1 drive-in door</li></ul>
<b>Power:</b>	400 amps / 480 volts
<b>Parking:</b>	53 car parking; 2 handicap
<b>Sprinkler:</b>	Yes
<b>Year Built:</b>	2002
<b>Real Estate Taxes:</b>	\$1.84 PSF (2014 payable 2015)
<b>Lease Rate:</b>	\$8.95 PSF Net
<b>Sale Price:</b>	\$2,375,000



- + Located in White Oak Business Park
- + Immediate access to I-88 via Eola Road
- + Painted warehouse walls & white interior roof deck
- + Corporate office finishes
  - Zoned HVAC for office area
  - 12' office ceiling height
  - Training and staging lab rooms
  - Window lined private offices
  - Two lunchrooms
  - Two conference rooms
  - 13' x 26' server room
  - Two sets of men and women restrooms







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