## 2575 WHITE OAK CIRCLE

Aurora, Illinois

## 24,995 SF Available for Lease/Sale



## **BUILDING SPECIFICATIONS:**

Total Building:	+/- 24,995 SF
Office:	+/- 14,000 SF
Site Size:	2.09 acres
Clear Height:	24'
Loading:	<ul><li>2 exterior docks</li><li>1 drive-in door</li></ul>
Power:	400 amps / 480 volts
Parking:	53 car parking; 2 handicap
Sprinkler:	Yes
Year Built:	2002
Real Estate Taxes:	\$1.84 PSF (2014 payable 2015)
Lease Rate:	\$8.95 PSF Net
Sale Price:	\$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

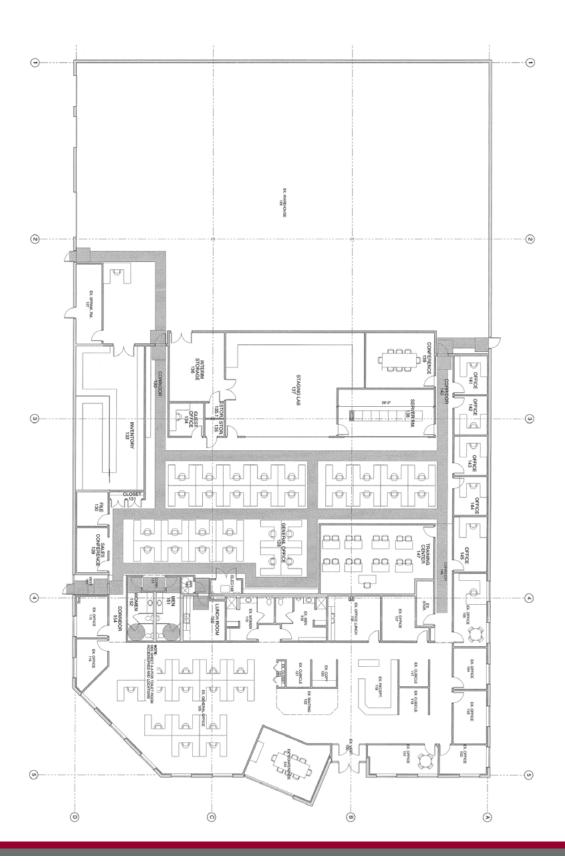
13' x 26' server room

Two sets of men and women restrooms



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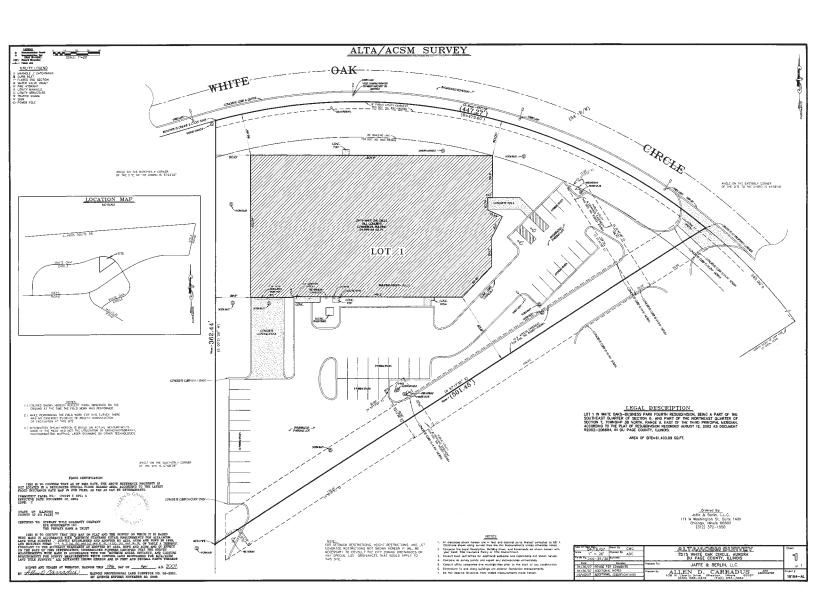




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