

# MERIDIAN BUSINESS CAMPUS

**880 Enterprise Street  
Aurora, Illinois**

**34,000 SF AVAILABLE  
8 EXTERIOR DOCKS**



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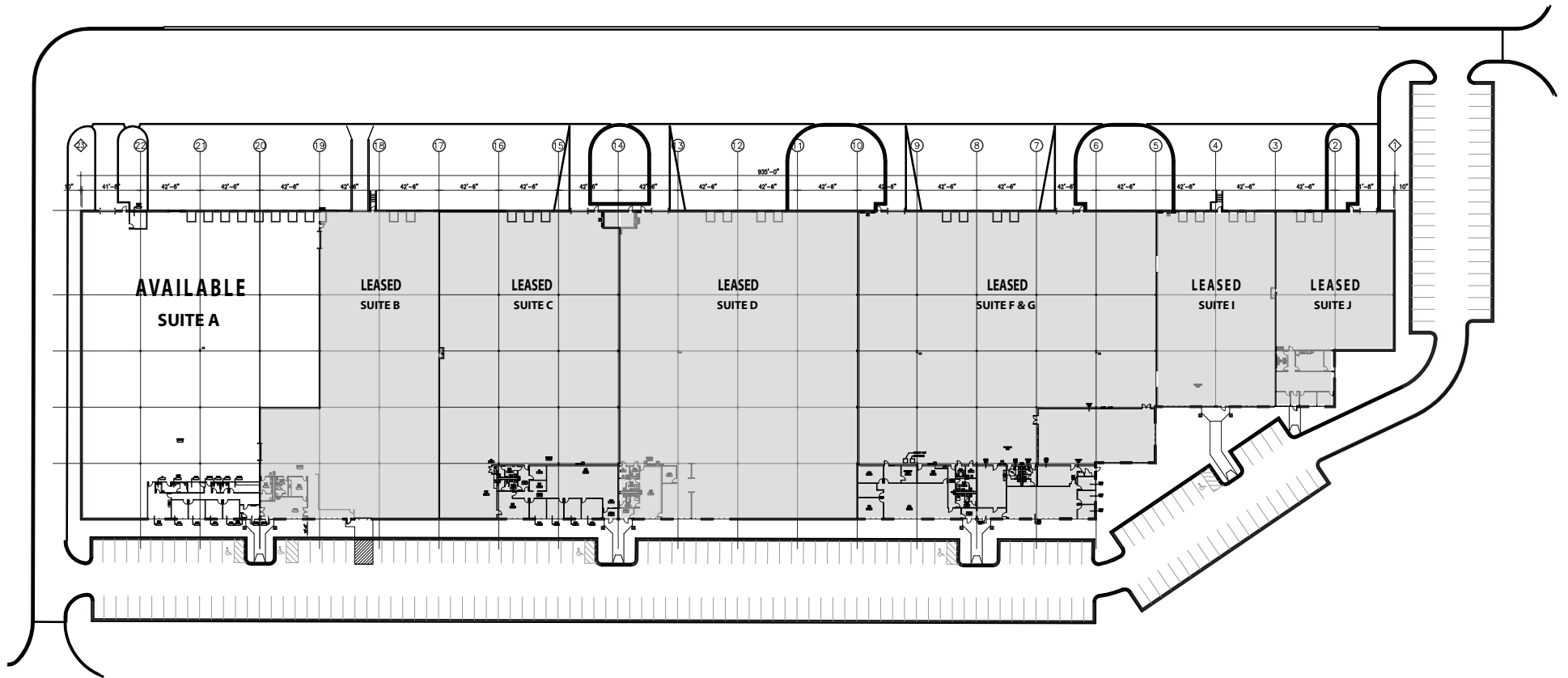
**ANDREW BLOCK**  
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# SITE PLAN

AVAILABLE





# 880 Enterprise Street - Suite A

Aurora, Illinois

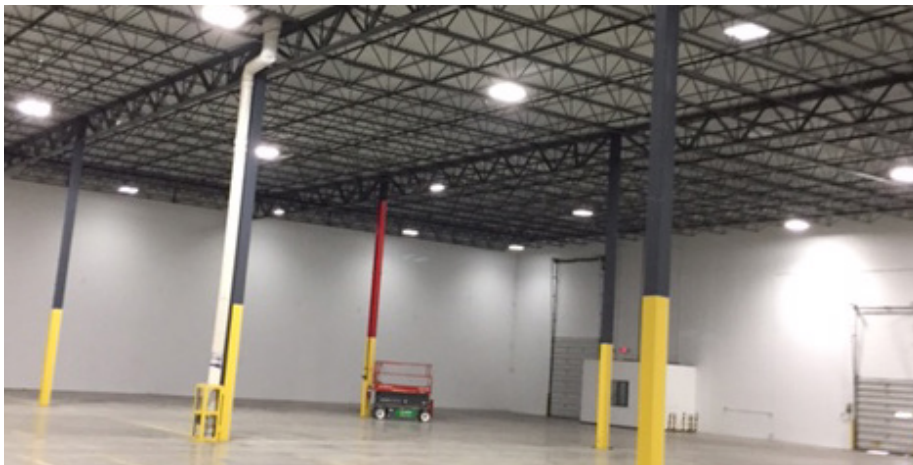
AVAILABLE

## SUITE A - SPECIFICATIONS:

<b>Building Size:</b>	188,700 SF
<b>Total Available:</b>	34,000 SF
<b>Office Size:</b>	2,149 SF
<b>Ceiling Height:</b>	28'
<b>Sprinkler:</b>	ESFR
<b>Truck Loading:</b>	8 Exterior Docks, 1 DID
<b>Real Estate Taxes:</b>	\$1.34 (2017 Estimate)
<b>CAM:</b>	\$0.92 PSF (includes management fee)
<b>Lease Rate:</b>	\$5.25 PSF NET

## COMMENTS:

- Located in DuPage County
- 2 Miles from I-88 Ronald Reagan Memorial Tollway
- Great Access to I-88 From Eola Rd. or Rt 59 Interchange
- Rt. 59 Metra Commuter Rail Stop in Business Park
- Stonebridge Country Club and White Eagle Golf Club Nearby
- Montessori School located directly adjacent to Meridian Business Campus
- Minutes to Shopping and Dining; Westfield Fox Valley Mall, Premium Outlet Mall, Downtown Naperville
- Corporate Neighbors include: CNA Insurance, Fed Ex, Nissan Motor Corp., First Alert, International Paper
- New LED Lighting in Freshly Painted Warehouse

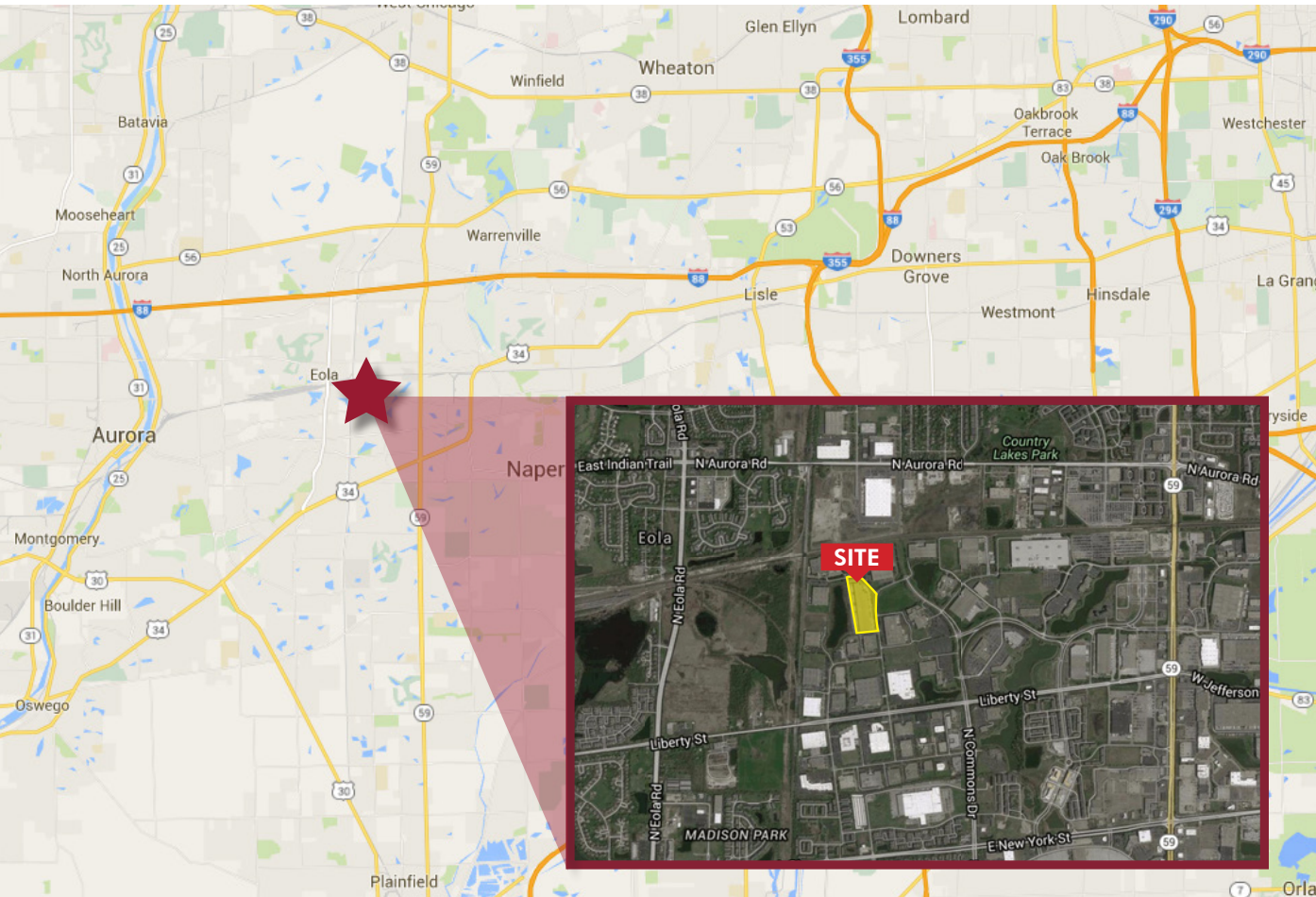




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