

**CLASS A
DISTRIBUTION
SPACE FOR
LEASE**

±90,000 SF

Ready for
Occupancy!

Landlord will
consider
short-term
deals



TRANSWESTERN

REAL ESTATE
SERVICES

102 OVERLAND DRIVE

North Aurora, IL 60542

[Property Website](#)

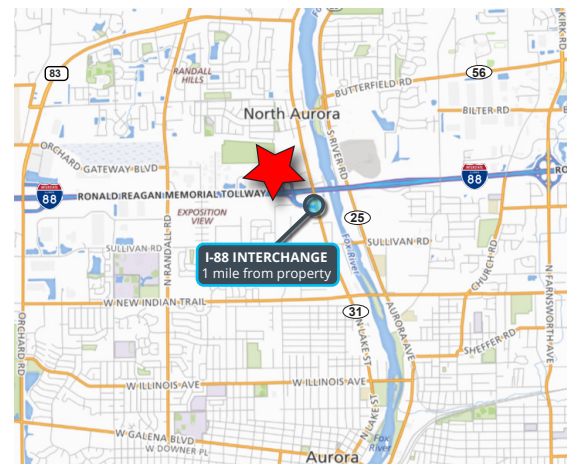


Specifications:

- Building Size: ±180,000 SF
- Land Area: ±7.65 AC
- Available Size: ±90,000 SF
- Office Size: ±2,500 SF (Expandable)
- Ceiling Height: 30' Clear
- Loading Docks: 14 Exterior w/ levelers
- Drive-in Doors: 1
- Power: 1000A (to be confirmed)
- Parking: ±20 Cars
- Year Built: 1996 (well-maintained)
- Heating: High-Efficiency Gas Air Rotation
- Lease Rate: \$5.75 PSF Modified Gross

Highlights:

- New office LED lighting, paint & flooring
- New roof with R-30 (6") insulation
- New prismatic skylights
- LED high-efficiency lighting with occupancy sensors
- New LED parking and security lighting
- Storage mezzanine or office expansion (2,500 SF)
- Parking expandable for long-term tenant
- Potential food grade warehouse or cooler / freezer
- New K-35 ESFR sprinkler heads



Contact Information:

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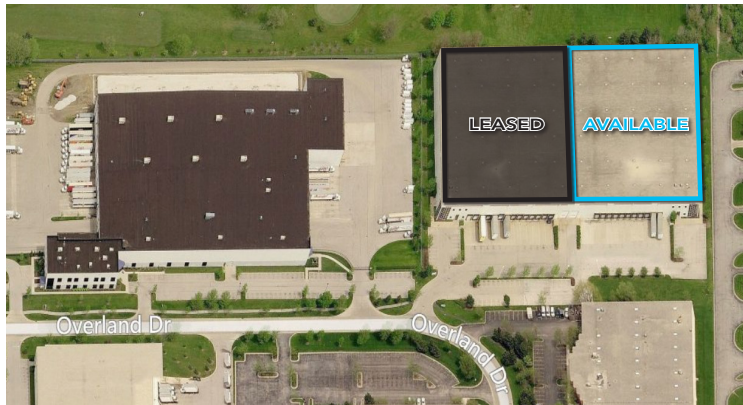
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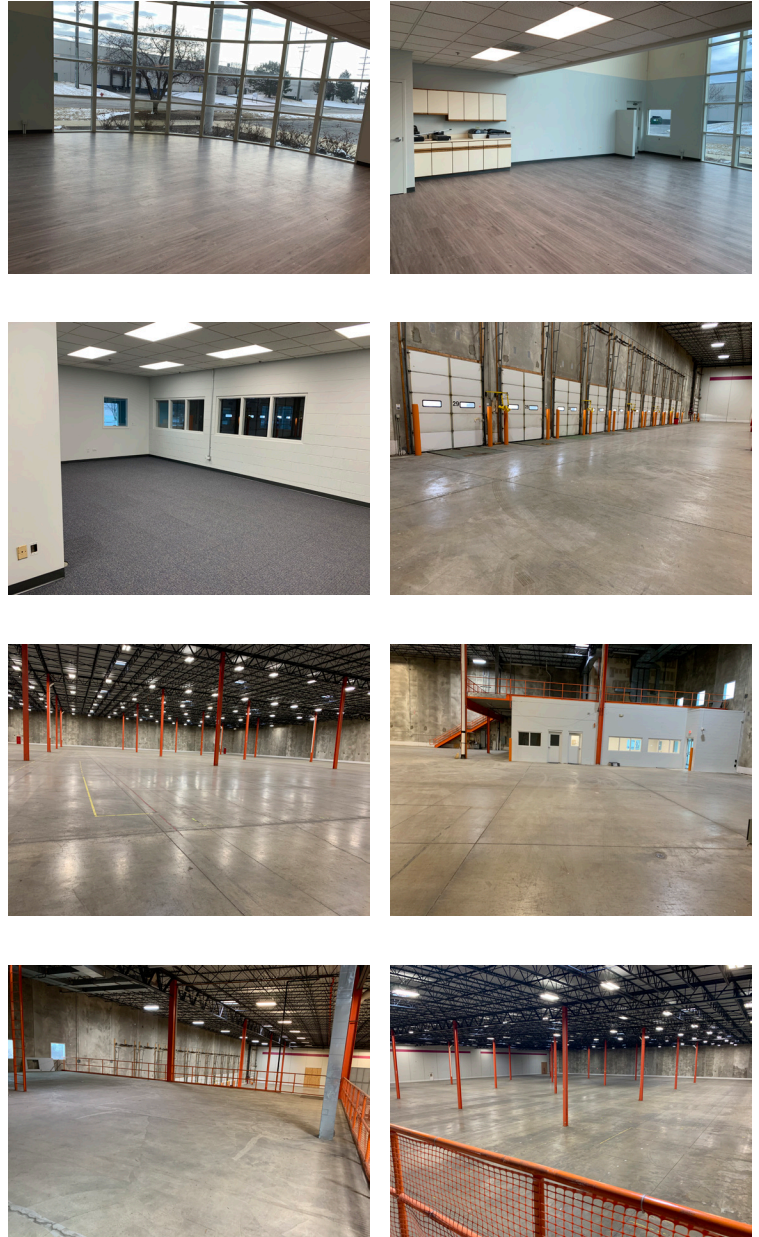
Site Plan



Aerial View



Property Photos



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