

Executive Summary



LEASE OVERVIEW

AVAILABLE SF:	
LEASE RATE:	Negotiable
LOT SIZE:	1.91 Acres
BUILDING SIZE:	14,011 SF
GRADE LEVEL DOORS:	2
DOCK HIGH DOORS:	2
CEILING HEIGHT:	19.0 FT
YEAR BUILT:	1989
RENOVATED:	2010
ZONING:	M1
MARKET:	Chicago - Far West
SUB MARKET:	Kane County
CROSS STREETS:	US 30 & Dugan Rd.

PROPERTY DESCRIPTION

14,011 sf building includes 5,606 sf of office and 8,400 sf of warehouse. 25 outdoor parking spaces. Office area contains 15 offices, 2-3 conference rooms, waiting area, copy/print room and break room with sink and cabinets. Separate room that is temperature controlled for electronics/server. Warehouse has 2 exterior docks, 225 AMP power, one 12' X 14' drive-in door, one 16' X 12' drive-in door. Base monthly rent \$7,005.50, plus taxes and insurance escrow of \$1,776.45. Snow and landscaping fees will be billed to tenant as received [Landscaping = \$2,768. Snow = \$13,537 in 2013.]

LOCATION OVERVIEW

Industrial business park located at US Hwy 30 & Dugan Rd, just west of the Aurora Municipal Airport at the western edge of the Chicago metropolitan area. This property is 48 miles due west of downtown Chicago. Distance to Rt. 47 [3 mi], Orchard Rd [6.5 mi], Rt. 23 [14 mi], downtown Aurora [9 mi]. Easy access to I-88 east/west tollway and Rt. 47. 30 minute drive to DeKalb, Naperville or St. Charles.

Aerials



Complete Highlights

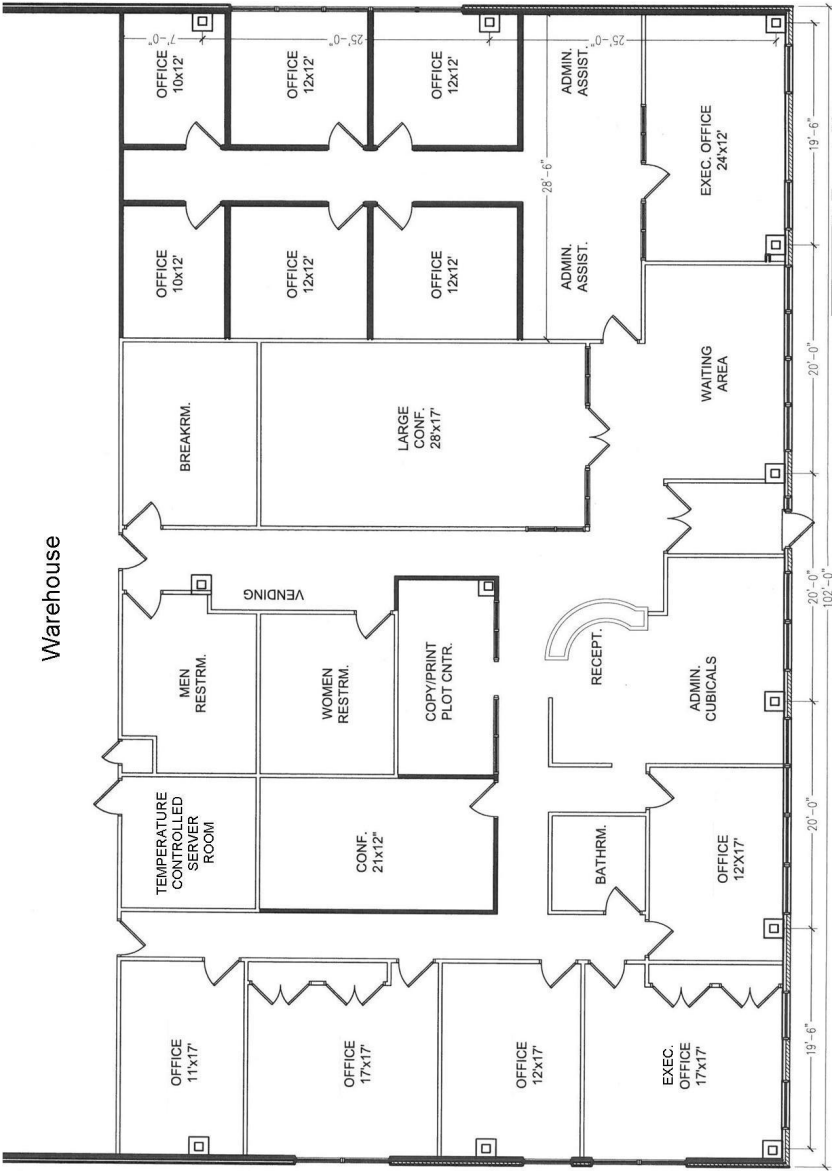
PROPERTY HIGHLIGHTS

- 14,000 SF Industrial Flex Building
- 5,600 SF Office Space
- Private Offices plus Movable Partitions
- 8,400 SF Warehouse w/19' Ceilings
- 2 Docks - 2 Overhead Doors
- Close to Aurora Airport



Floor Plans

Floor plan is not an exact replica. Some modifications have been made.



Exterior Photos



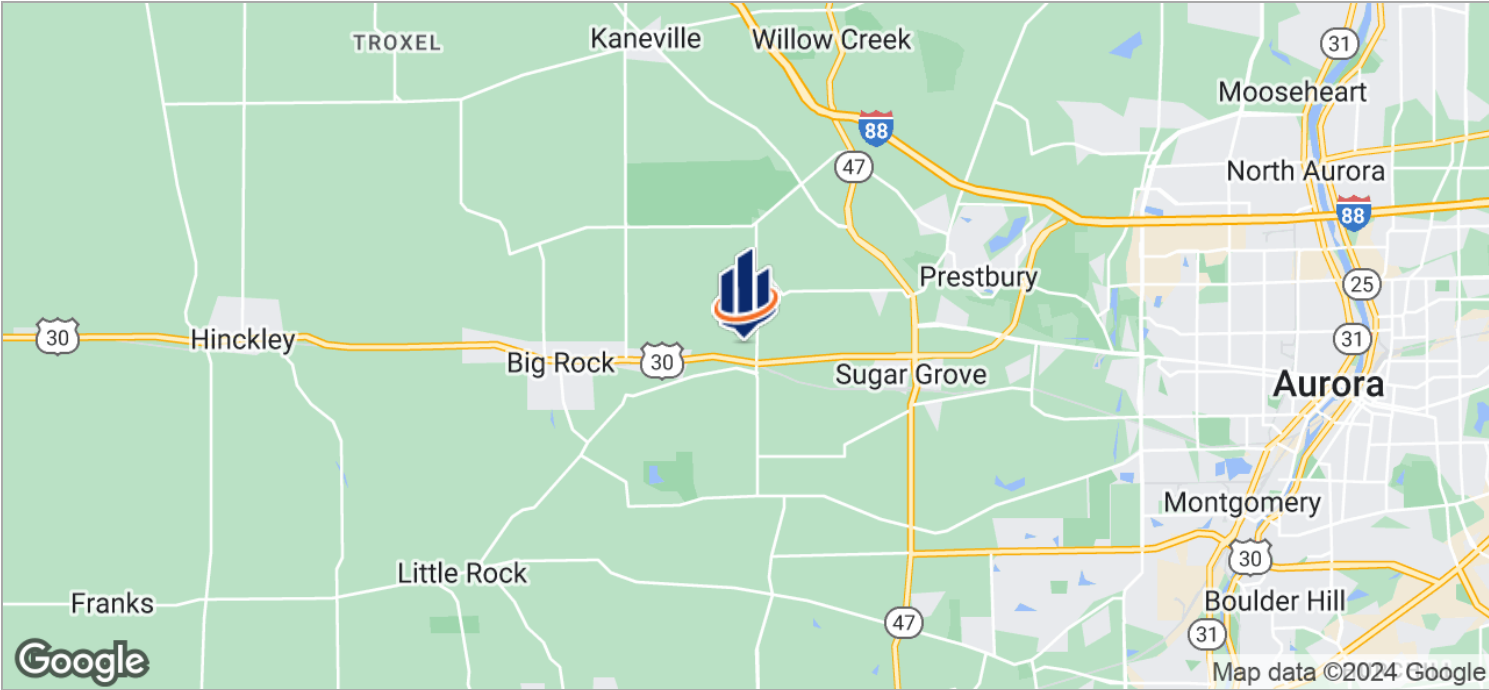
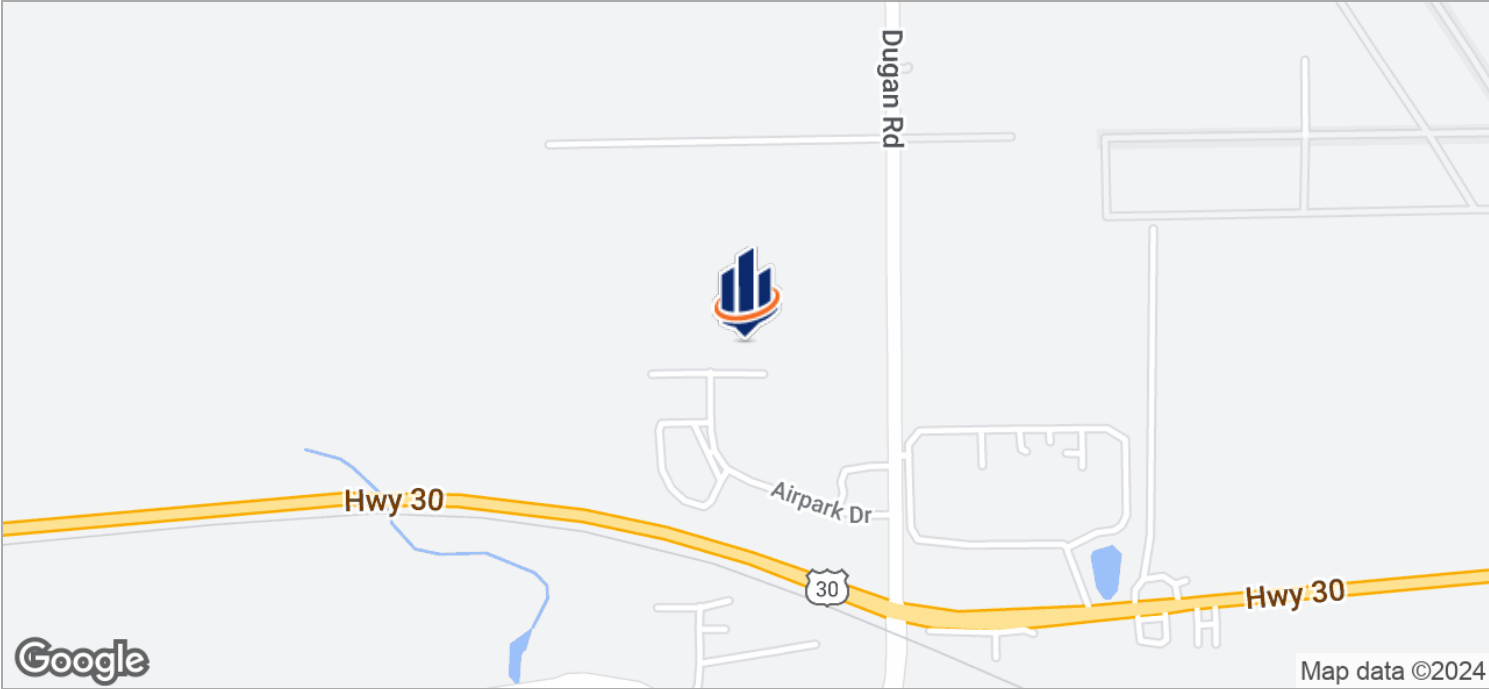
Interior Photos



Warehouse Photos



Location Maps



A map of the Aurora, Illinois area, showing the location of 1019 Airpark Drive. The map includes major highways like I-90, I-88, and I-55, and labels for cities such as Rockford, Aurora, Naperville, and Joliet. A blue callout box points to the specific address.