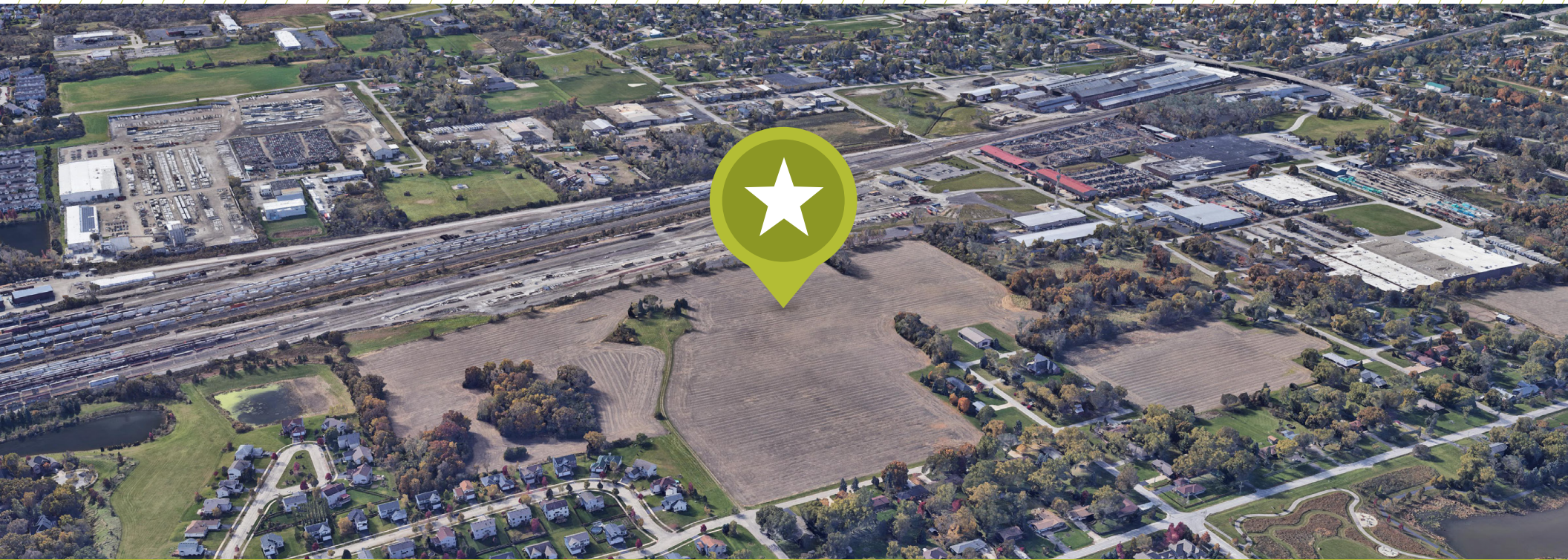


FOR SALE
48.18 ACRES



PRIME I-88 LAND SITE
AT MCCLURE & SHEFFER ROADS

AURORA, ILLINOIS



PROPERTY HIGHLIGHTS

Situated along I-88 at the intersection of McClure & Sheffer Roads, this 48.18 acre site offers a one-of-a-kind opportunity for users seeking direct access to and from Chicago's rapidly growing western suburbs. Positioned 2 miles from I-88's full interchange at N Farnsworth Rd, and 2.7 miles from BNSF's Aurora Rail Yard, users can leverage the site's prime location to move their operations further, faster and outpace the competition.

Site Area:	48.18 Acres
Date Available:	Immediate Availability
County:	Kane County
Current Zoning:	Residential (business-friendly government open to industrial rezoning)
Parcel IDs:	15-13-400-023, 15-13-400-024, 15-13-254-002
RE Taxes:	\$2,355.44 (annual total)
Asking Price:	\$5,250,000 (\$2.50 PSF)





SITE AERIAL
48.18 ACRES

A DRIVING WORKFORCE

Put Aurora's vast and diverse labor market to work for your business. With 342,234 workers within a 10-mile radius, users will keep business operations running smoothly year round.



271,415
POPULATION
Within 5 Miles



116,595
WORKFORCE
Within 5 Miles



\$103,067
AVG. HH INCOME
Within 5 Miles



34.2
AVG. AGE
Within 5 Miles

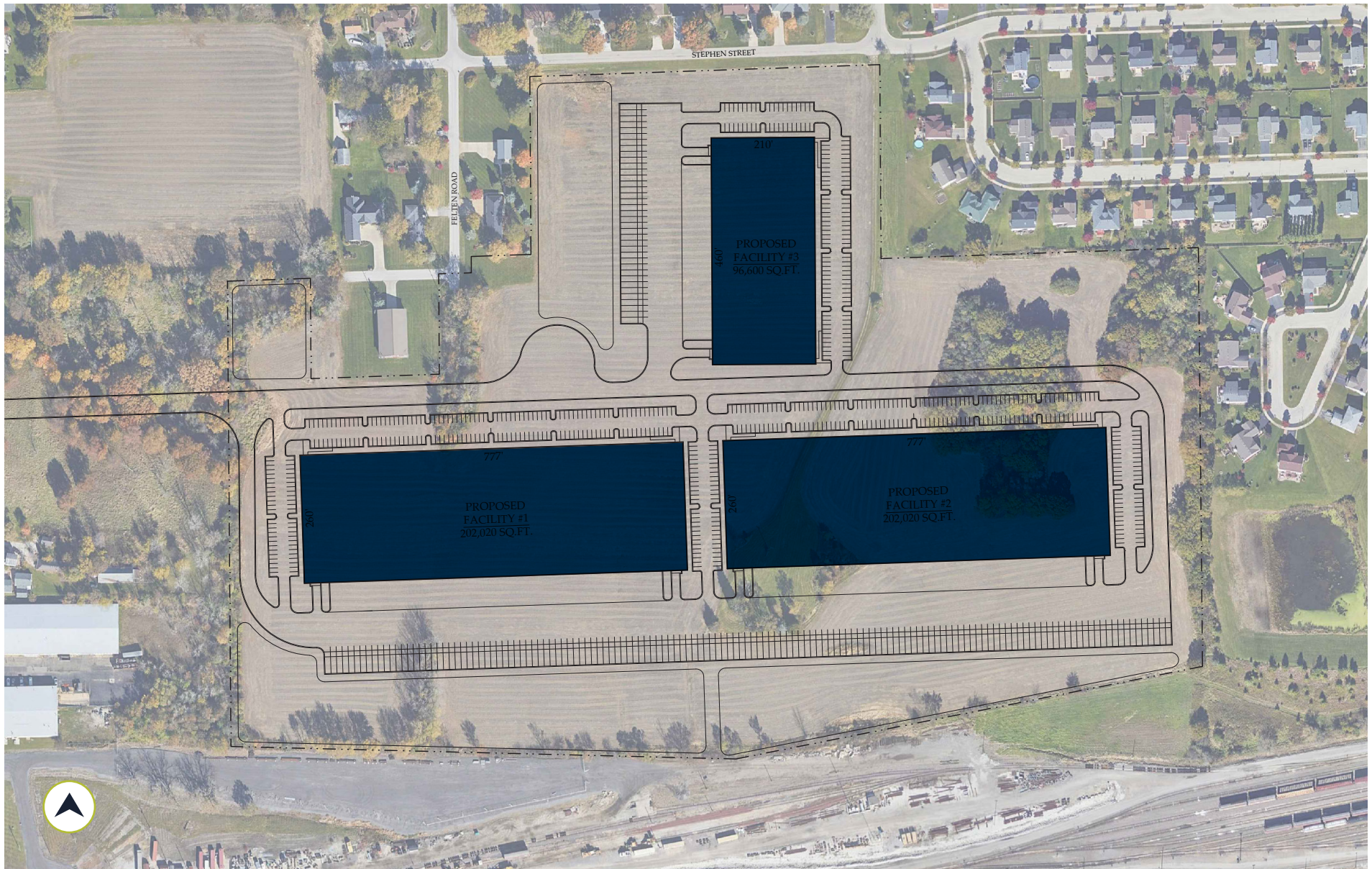
701,470
POPULATION
Within 10 Miles

342,234
WORKFORCE
Within 10 Miles

\$126,943
AVG. HH INCOME
Within 10 Miles

36.4
AVG. AGE
Within 10 Miles

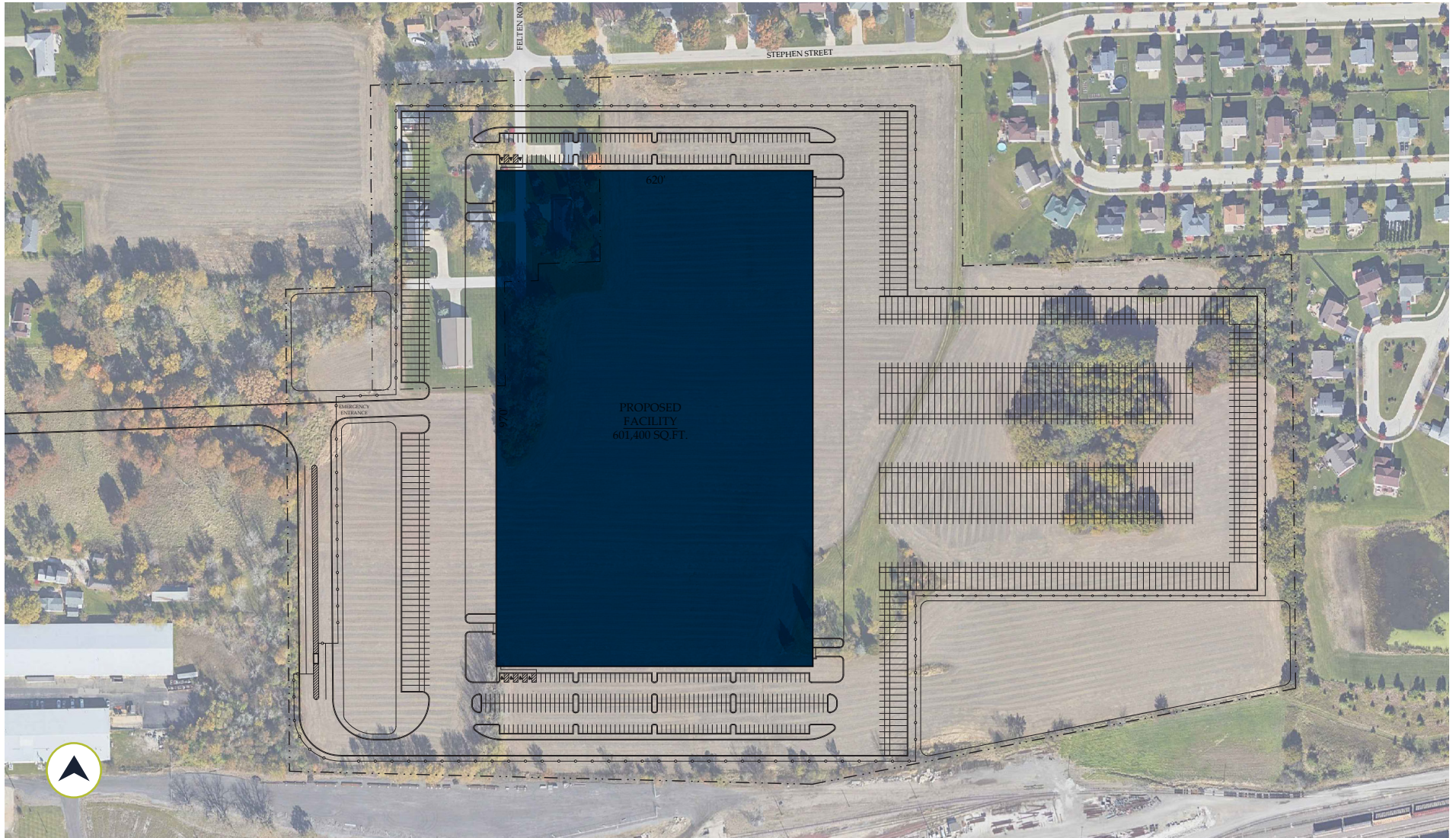




CONCEPTUAL PLAN A
OFFERING 500,640 SF

CONCEPTUAL PLAN B

OFFERING 601,400 SF



CONTACT INFORMATION

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