



132,095 SF AVAILABLE FOR SALE / LEASEBACK

1001 NORTH SULLIVAN ROAD
AURORA, ILLINOIS



1001 NORTH SULLIVAN ROAD

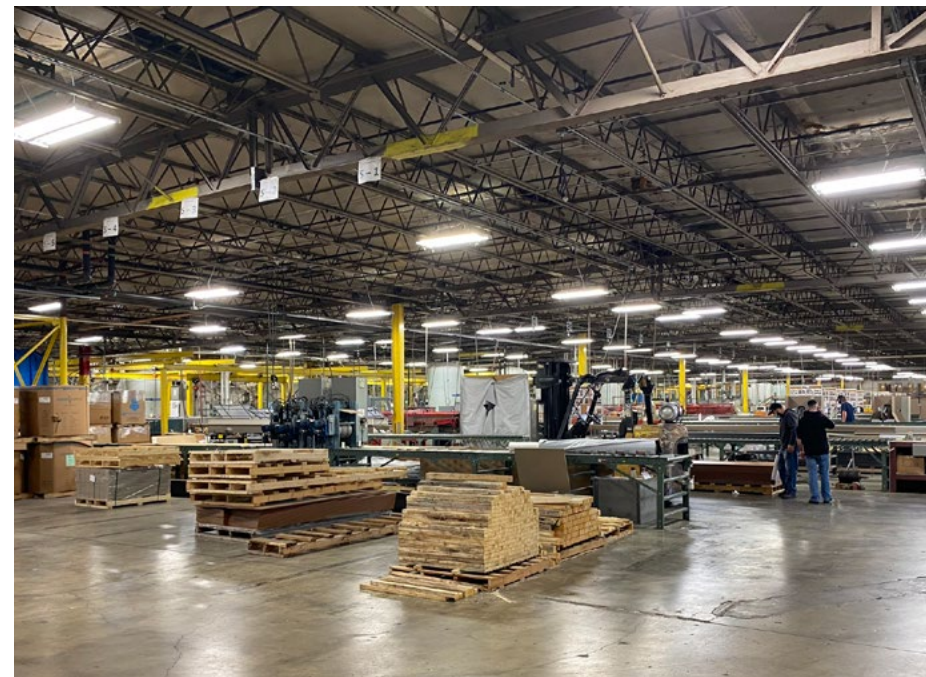
AURORA, ILLINOIS

Property Features

Available Size:	132,095 SF
Office Size:	±10,000 SF
Site Size:	9.17 Acres
Built:	1968 Renovated in 1989
Clear Height:	14-18'
Loading:	6 Exterior Docks
Drive-In-Doors:	5
Car Parking:	±200 Spaces
Power:	Two 2,000 Amps / 480 Volts One 4,000 Amps / 480 Volts
Sprinkler:	Extra Heavy II
Lease Expiration:	March 31, 2028
NOI:	\$440,545 (\$3.34 PSF)
Property Taxes:	\$116,951 (\$0.88 PSF)
Sale Price:	Subject to Offer
Comments:	<ul style="list-style-type: none">• Freestanding Manufacturing Building• 3.4 Acres of Additional Land for Parking or Outside Storage• Heavy Manufacturing Amenities• Value Add Core Fox Valley Properties• Potential Opportunity for Tenant to Relocate before Lease Expiration



OFFICE

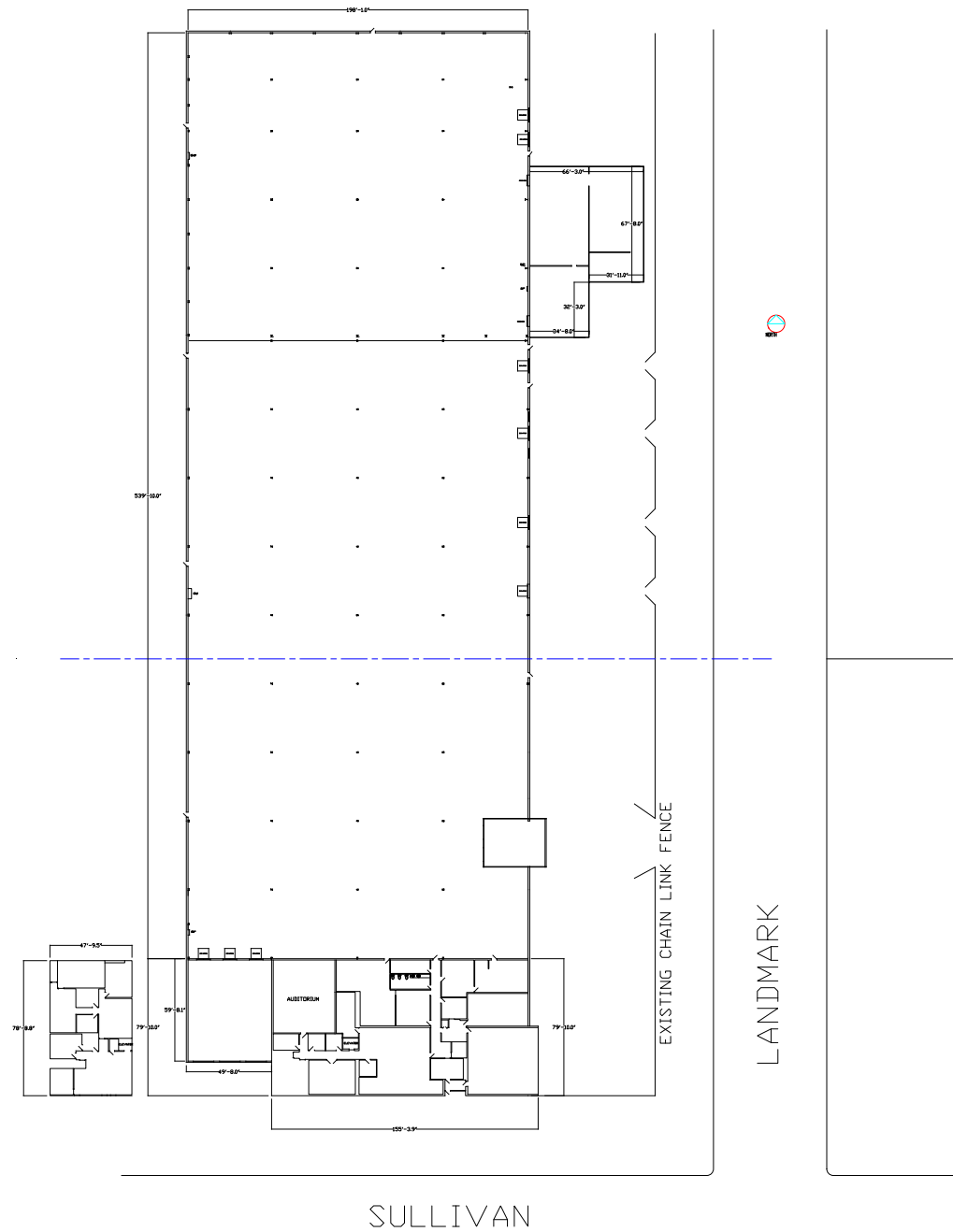


WAREHOUSE

1001 NORTH SULLIVAN ROAD

AURORA, ILLINOIS

Site Plan



1001 NORTH SULLIVAN ROAD

AURORA, ILLINOIS



Corporate Neighbors



1001 NORTH SULLIVAN ROAD

AURORA, ILLINOIS



FOR MORE INFORMATION, CONTACT:

MICHAEL MAGLIANO

Executive Managing Director
+1 847 518 3259
michael.magliano@cushwake.com

DAVID FRIEDLAND

Executive Managing Director
+1 847 720 1370
david.friedland@cushwake.com

SETH COLE

Senior Associate
+1 312 470 3848
seth.cole@cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.

