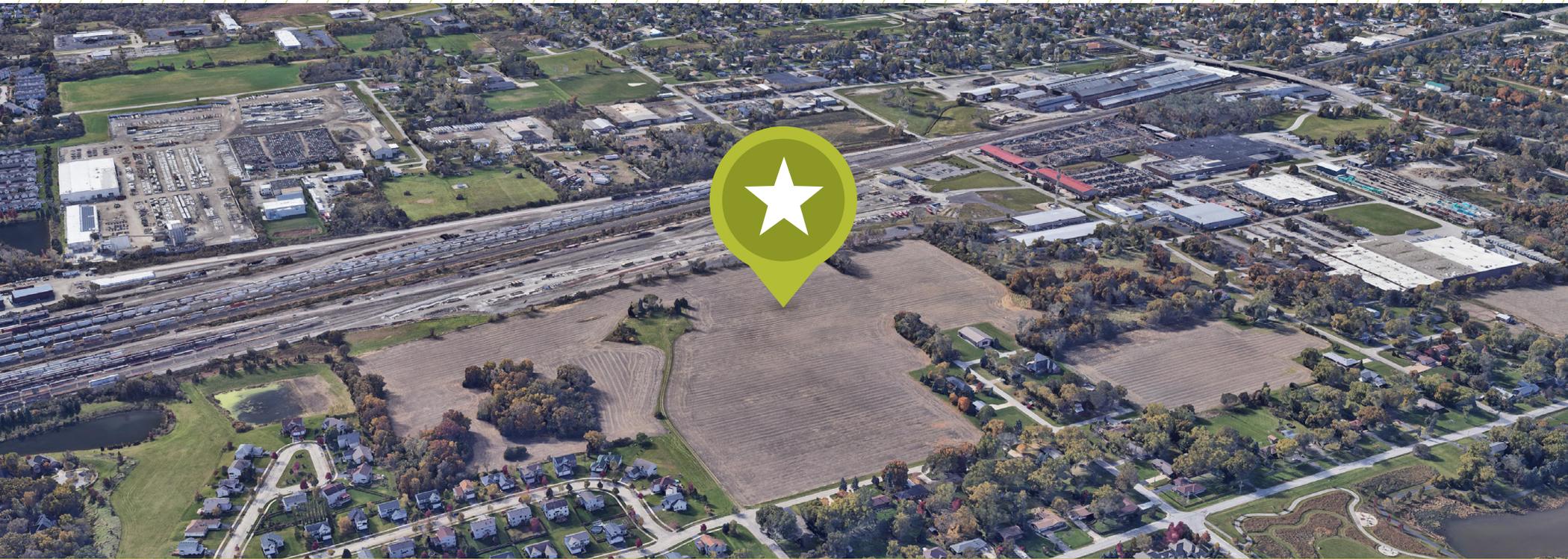


FOR SALE  
**48.18 ACRES**



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*



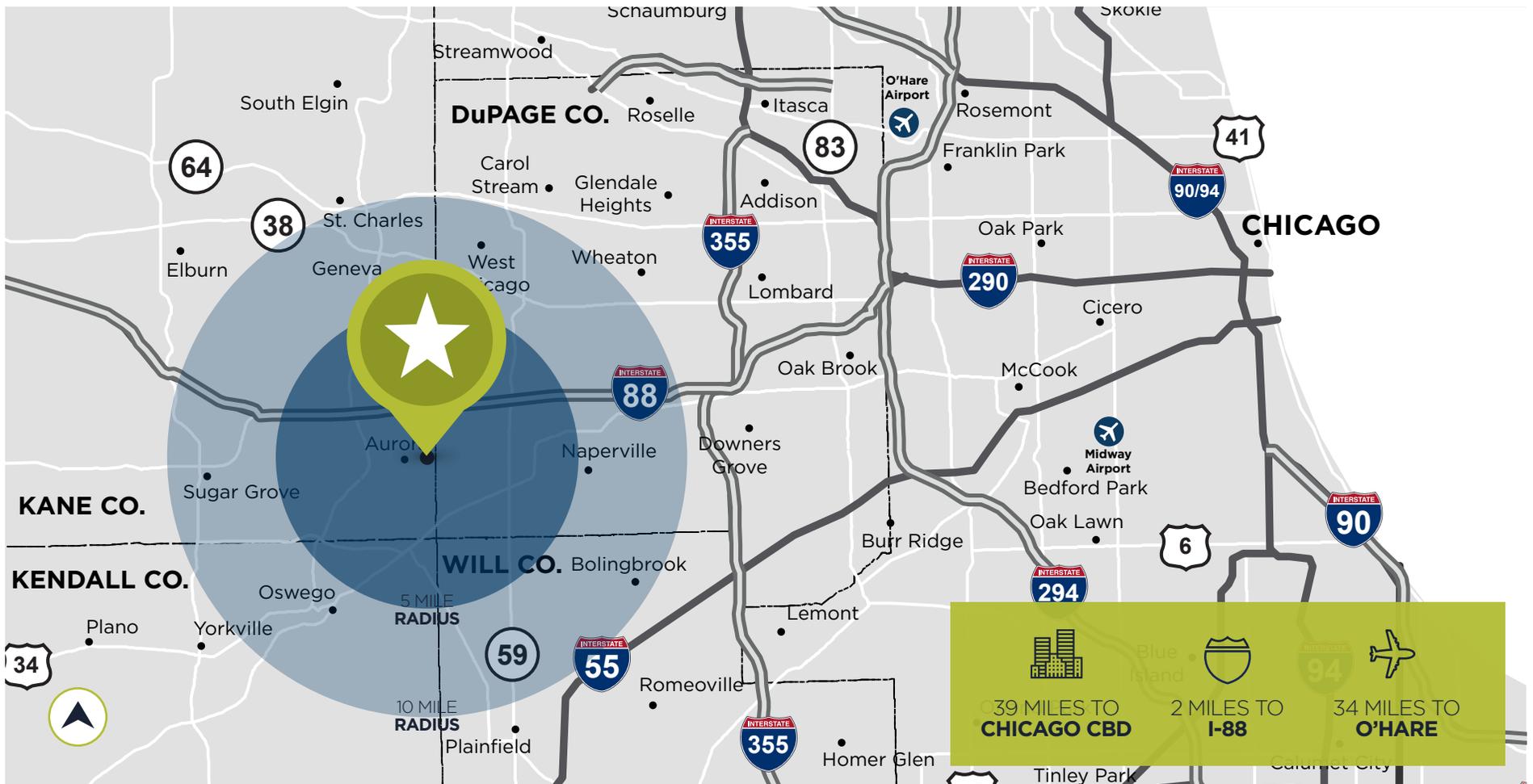
34.2  
**AVG. AGE**  
*Within 5 Miles*

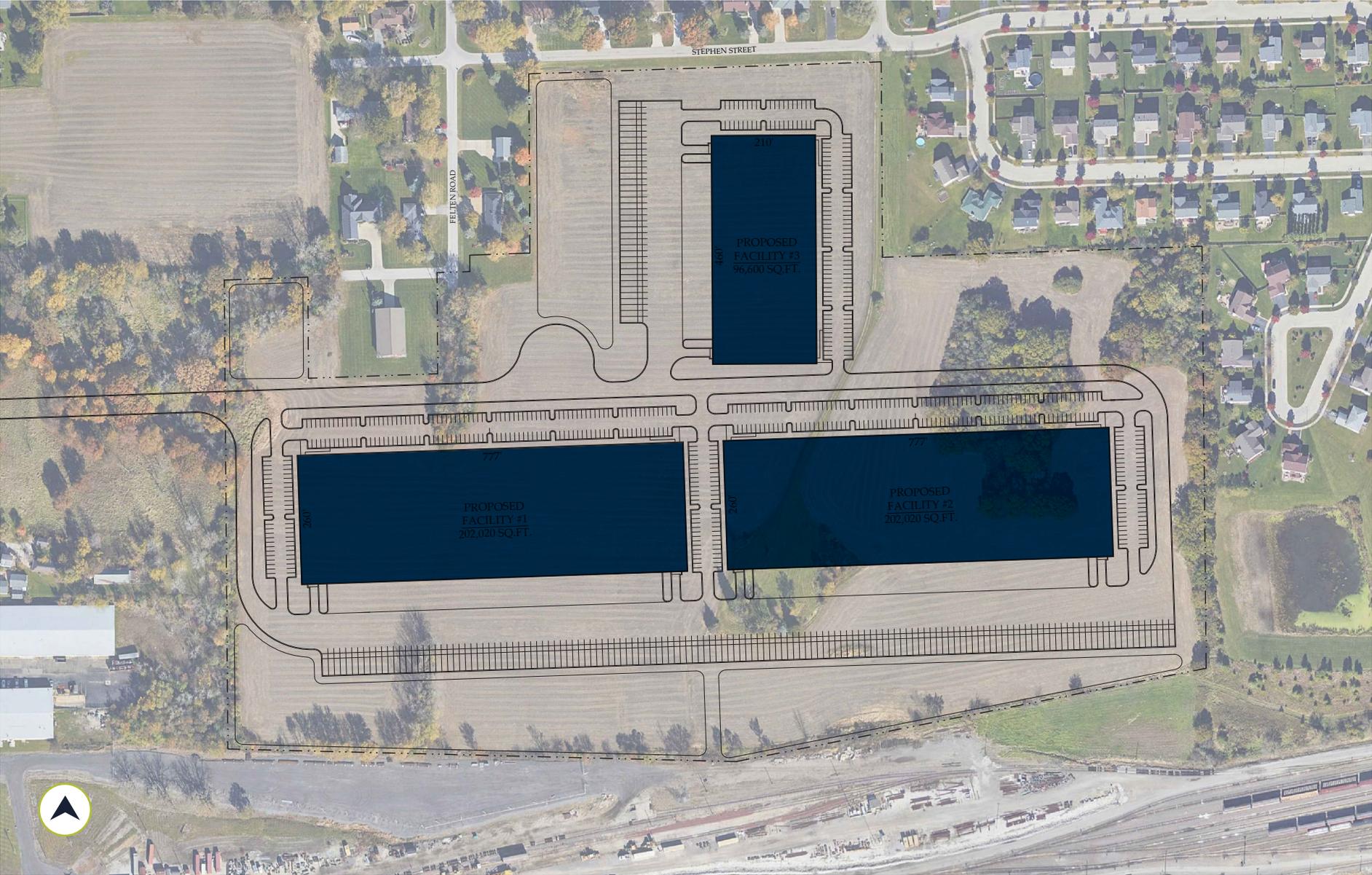
701,470  
**POPULATION**  
*Within 10 Miles*

342,234  
**WORKFORCE**  
*Within 10 Miles*

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

36.4  
**AVG. AGE**  
*Within 10 Miles*



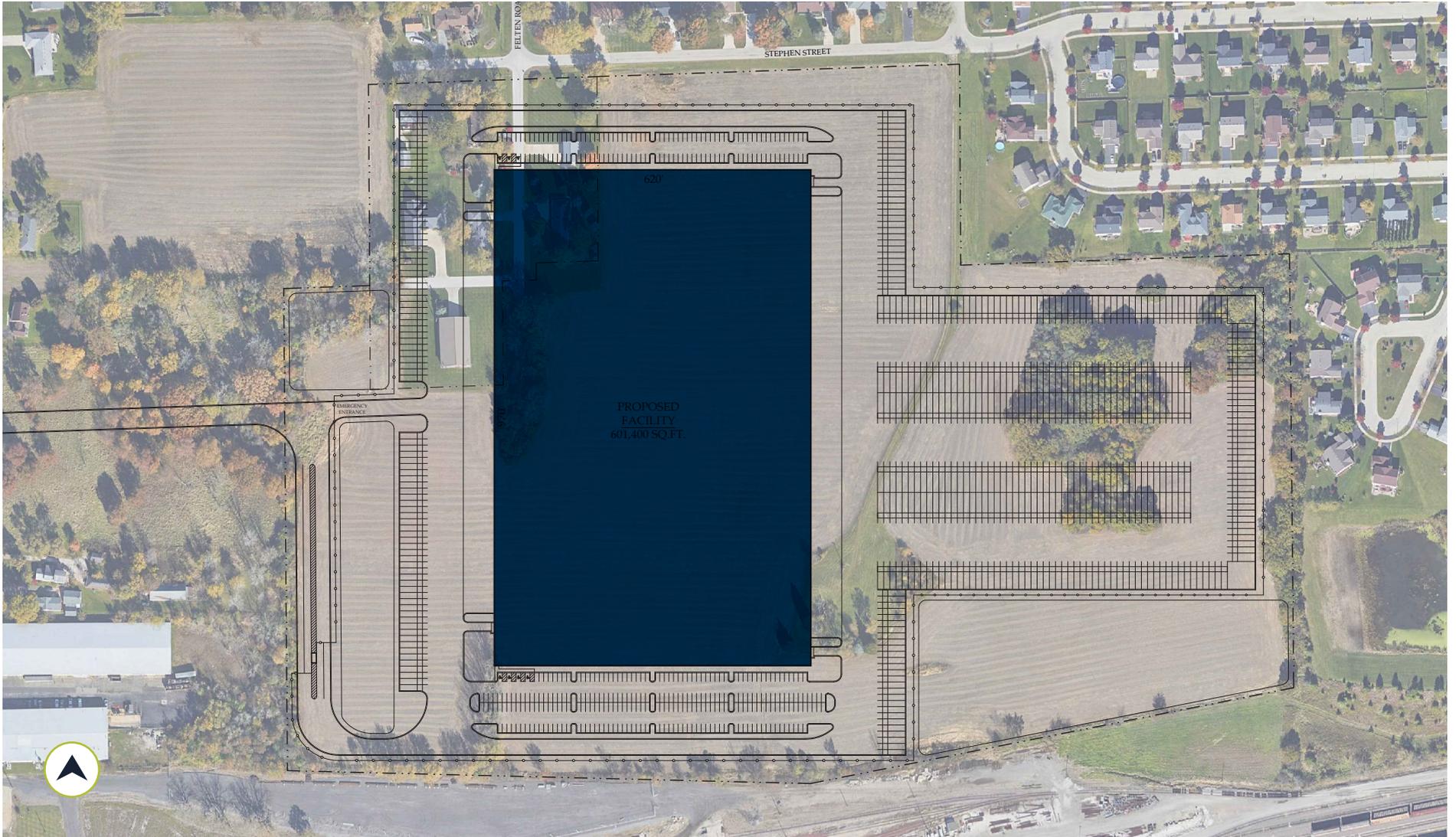


# CONCEPTUAL PLAN A

## **OFFERING 500,640 SF**

# CONCEPTUAL PLAN B

## OFFERING 601,400 SF



# CONTACT INFORMATION

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