



CLARION PARTNERS

# For Lease

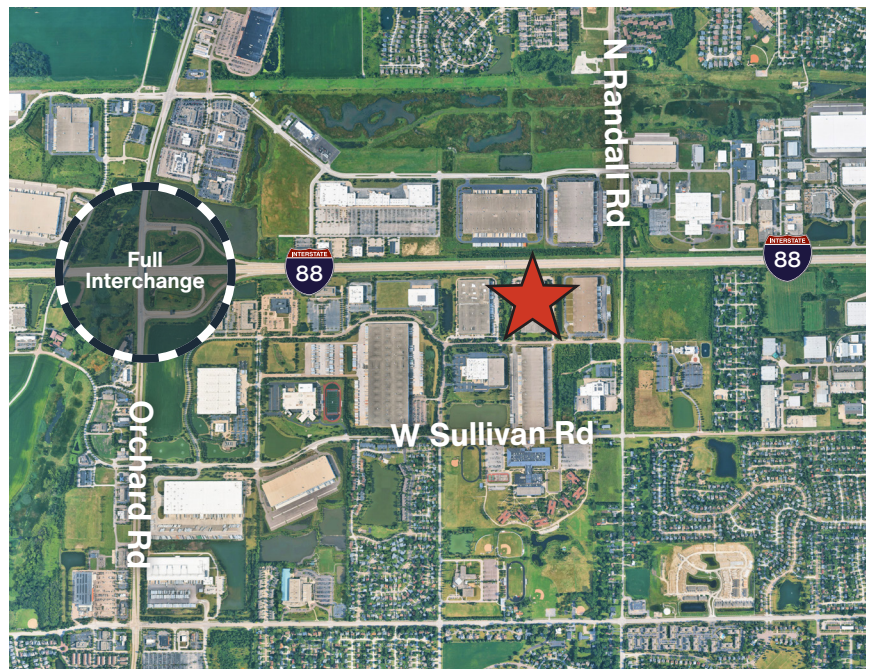
1455 Sequoia Drive  
Aurora, Illinois 60506

41,012 Square Feet Available



## BUILDING HIGHLIGHTS

- 41,012 SF available
- $\pm 3,500$  SF office
- 30' clear height
- ESFR sprinkler system
- 5 dock high doors
- 1 drive-in door
- 27 car stalls (expandable)
- 46' x 50' typical bay spacing
- LED lighting
- Immediate access to I-88 via Orchard Rd





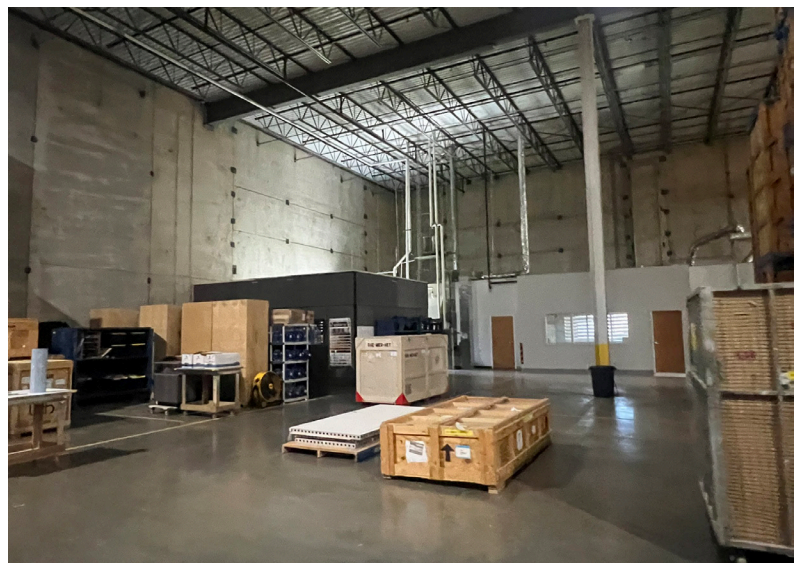
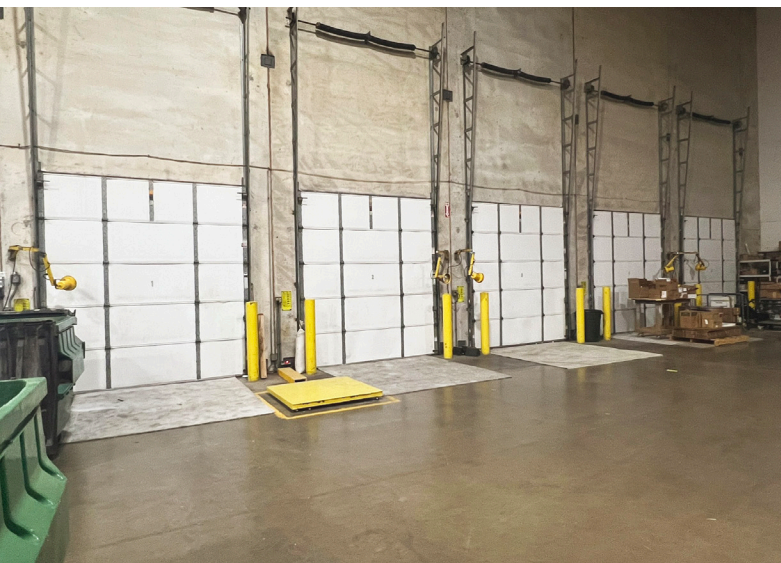


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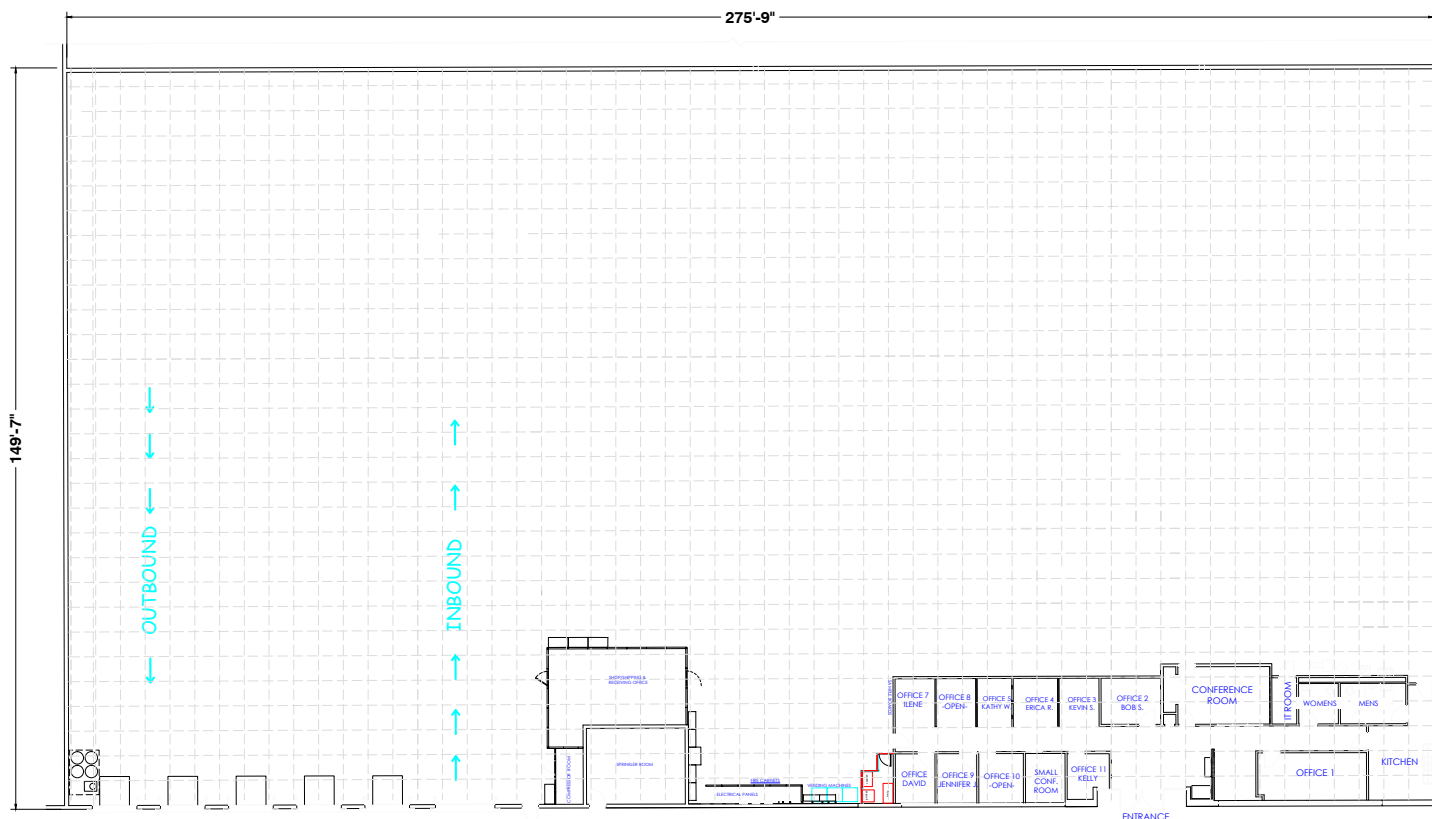
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1455 Sequoia Drive, Aurora, Illinois 60506



Positioned less than a mile from I-88 at Orchard Road, 1455 Sequoia Drive offers an excellent opportunity for users seeking direct access to and from Chicago's rapidly growing western suburbs. The availability is a size difficult to find in the market and it is ready for immediate occupancy.



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A Franklin Templeton Company

[www.clarionpartners.com](http://www.clarionpartners.com)

For more information on this opportunity, please contact.



## CUSHMAN & WAKEFIELD

Michael Magliano  
+1 847 518 3259  
[michael.magliano@cushwake.com](mailto:michael.magliano@cushwake.com)

Seth Cole  
+1 847 845 3656  
[seth.cole@cushwake.com](mailto:seth.cole@cushwake.com)