#### FOR SALE 65,792 SF ON 9.24 ACRES UP TO 36.04 ACRES (DIVISIBLE)



#### PRIME I-88 INVESTMENT OPPORTUNITY

2880 VISION COURT — BUILDING & LAND

AURORA, ILLINOIS



### PROPERTY HIGHLIGHTS

Situated along I-88 off of the intersection of Vision Court and Orchard Road, this property totals 36.04 acres with four sites ranging from 5.93 to 10.58 acres. The sites can be purchased jointly or as separate parcels. The sites offer an excellent opportunity for users seeking direct access to and from Chicago's rapidly growing western suburbs. Positioned less than a mile from I-88 at Orchard Road, users can leverage the site's prime location to move their operations further, faster and outpace the competition.

Site Area:	» Total: 36.04 acres
	» Site 1: 5.93 acres (retention/detention)
	» Site 2: 9.24 acres; 65,792 SF building
	» Site 3: 10.58 acres
	» Site 4: 10.28 acres
Date Available:	Immediately
County:	Kane County
Current Zoning:	Office, Research, Industrial
Parcel IDs:	» Site 1: 14-01-378-001
	» Site 2: 14-01-378-003
	» Site 3: 14-01-378-004
	» Site 4: 14-01-378-002
Asking Price:	Subject to offer





## FUTURE USES

- » Owner/user/occupier with heavier infrastructure and future expansion
- » Industrial investor/industrial land developer
- » Industrial land development



**SURVEY** A.L.T.A./A.C.S.M. LAND TITLE SURVEY LOTS 1, 2, 3 AND 4 IN DEERPATH COMMERCE CENTER UNIT ONE, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THEO PRINCIPAL MERIDIAN, ACCORDING TO THE FLAT THEREOF RECORDED JULY 29, 2003 AS DOCUMENT HUMBER 2003/XIOSTOL, NIT TO THE CHAPT HEREOF RECORDED JULY 29. S.C.E. Per Doc. No. 2003K130114 SITE N87'50'50"E 20' Setback Line Per Doc. No. 2003K139914 429.73 L=36.78'-R=433.00' North line of SE 1/4 of SW 1/4 of Sec. 1-38-Scale 1'' = 60-Northwest Corner of the SE 1/4 of SW 1/4 Sec. 1-38-7 STATE PLANE, NAD 83 EAST ZONE, PROJECT GROUND SCHEDULE B EXCEPTIONS SOMEOUR E DICEPTONS

100 1 - NON-SOMEY BELTO WATTER

100 2 - NON-SOMEY BELTO WATTER

100 2 - NON-SOMEY BELTO WATTER

100 3 - NON-SOMEY BELTO WATTER

100 4 - NON-SOMEY BELTO WATTER

100 5 - REFER TO DOCUMENT FOR SPECIALS

100 40 - REFER TO DOCUMENT FOR SPECIALS

100 40 - SOMEY BELTO WATTER

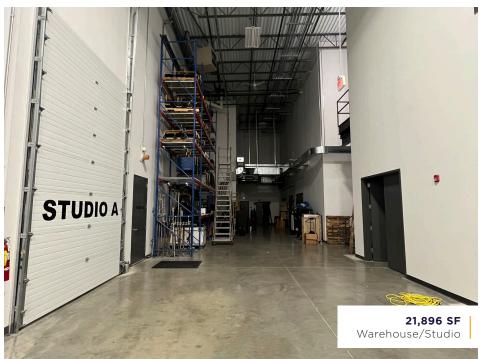
100 40 DEERPATH COMMERCE CENTER UNIT ONE REC. JULY 29, 2003 AS DOC. NO. 2003K130114 LOT 4 14-01-378-002 LOT 2 R=68.50 PARKING SUMMARY N90'00'00"EL=93.81 14-01-378-003 © 131 Regular Spaces 5 Handicap Spaces 136 Total Spaces VISION COURT Safellite Dish R=26.50 S89 51 42 W 346.62 Flored End Section Water Valve Vault Light Pole (Private) Water Auto Sprinkler Light Pole Post, Fence Corner \_\_\_x\_\_\_\_ Fence Line Power Pole S34'02'38"E 23.57' AREA SUMMARY LOT 1 258,398 SQ. FT. OR 5.932 ACS.± LOT 2 402,636 SQ. FT. OR 9.243 ACS.± LOT 3 461,045 SQ. FT. OR 10.584 ACS.± LOT 4 447,963 SQ. FT. OR 10.284 ACS.± TOTAL 1,570,042 SQ. FT. OR 36.043 ACS± LOT 3 14-01-378-004 75' Selback Line Per Doc. No. 2003K130f −N67\*40'25"W 62.82' N83\*55'07"W 30.18'-\_\_\_\_South line of SW 1/4 Sec. 1-38-7 1332.87'\_\_\_\_ EAST-WEST (I-88) TOLLWAY EXTENSION The underground utilities shown have been located from the field a existing drawings. The surveyor makes no guarantees that the undi-comprise all such utilities in the area, either in service or abandor does not weren't JACOB & HEFNER ASSOCIATES, INC.
ENGINEERS - SURVEYORS
1901 S. Heyers Road, Builte 350
Oakhoney, Terrare, H. 50161

## SITE 2 – BUILDING **FEATURES**

2880 Vision Court is a 65,792-square foot, stand-alone facility on an 9.24-acre parcel. The four sites are available for purchase separately or jointly with heavy infrastructure adjacent to the main power infrastructure running throughout Aurora. This site offers the flexibility to redevelop for Data Center, Industrial Spec Development and/or Repurpose of the Existing Facility.

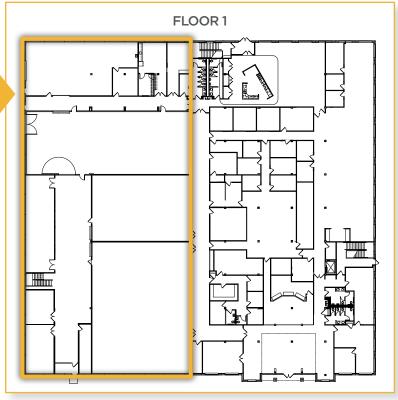
Total Site:	9.24 Acres
Total Building:	<ul> <li>65,792 SF</li> <li>22,600 SF first floor office</li> <li>21,296 SF second floor office</li> <li>21,896 SF warehouse / studio</li> </ul>
Clear Height:	29'
Loading:	2 drive-in doors
Car Parking:	141 spaces
Power:	3,000 Amps
HVAC:	Fully air conditioned
Sprinklers:	Class IV sprinkler system
Fiber:	AT&T & Comcast
Highlights:	<ul> <li>» Manufacturing amenities</li> <li>» Office can be scaled back to create more warehouse</li> <li>» Free-standing building</li> <li>» Large land site</li> <li>» Newly renovated</li> <li>» Satellite system</li> <li>» Low Kane County taxes</li> </ul>

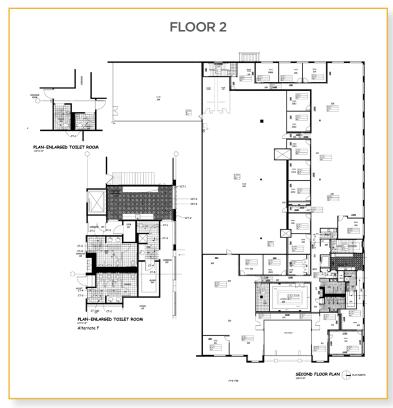




# SITE 2 – BUILDING **65,792 SF ON 9.24 AC**

Easy to convert to wide open warehouse space with 29' clear.











## A DRIVING WORKFORCE

Users can put Aurora's vast and diverse labor market to work for their businesses. With more than 340,000 workers within a 10-mile radius, employers will keep business operations running smoothly.

271,415 **POPULATION**Within 5 Miles



701,470 **POPULATION** 

Մայ՝ Within 10 Miles

116,595 WORKFORCE Within 5 Miles



342,234
WORKFORCE
Within 10 Miles

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



\$136,943 **AVG. HH INCOME** Within 10 Miles

34.2 **AVG. AGE** Within 5 Miles



36.4 **AVG. AGE** Within 10 Miles



41 MILES TO
CHICAGO CBD



<2 MILES TO **I-88** 



37 MILES TO **O'HARE** 



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