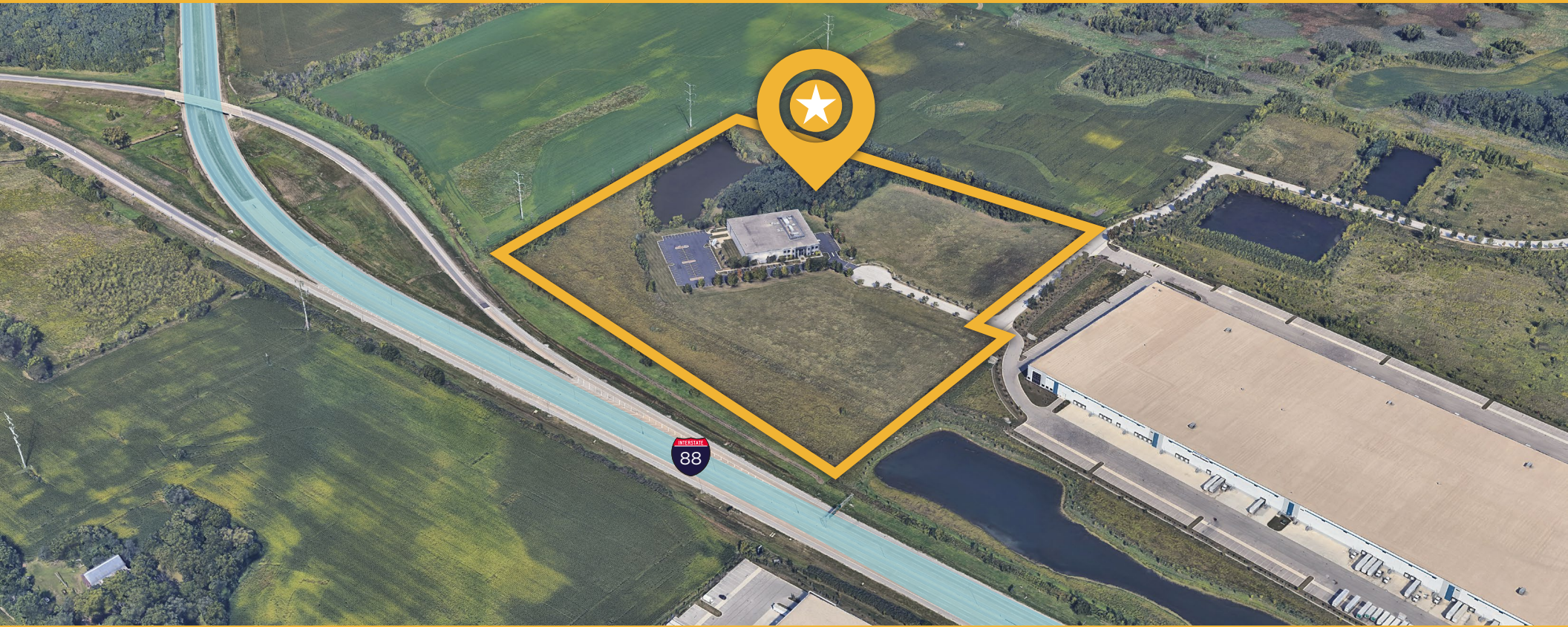


# FOR SALE

**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:	» <b>Total: 36.04 acres</b>
	» 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

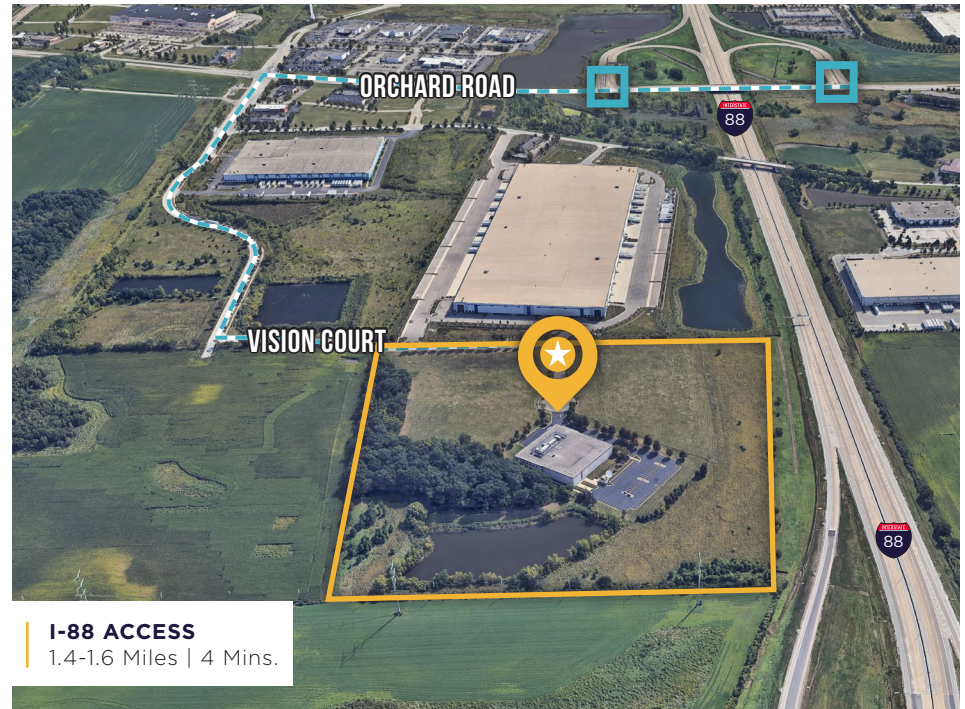
Date Available:	Immediately
-----------------	-------------

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
---------------	------------------



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

# FUTURE USES

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



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



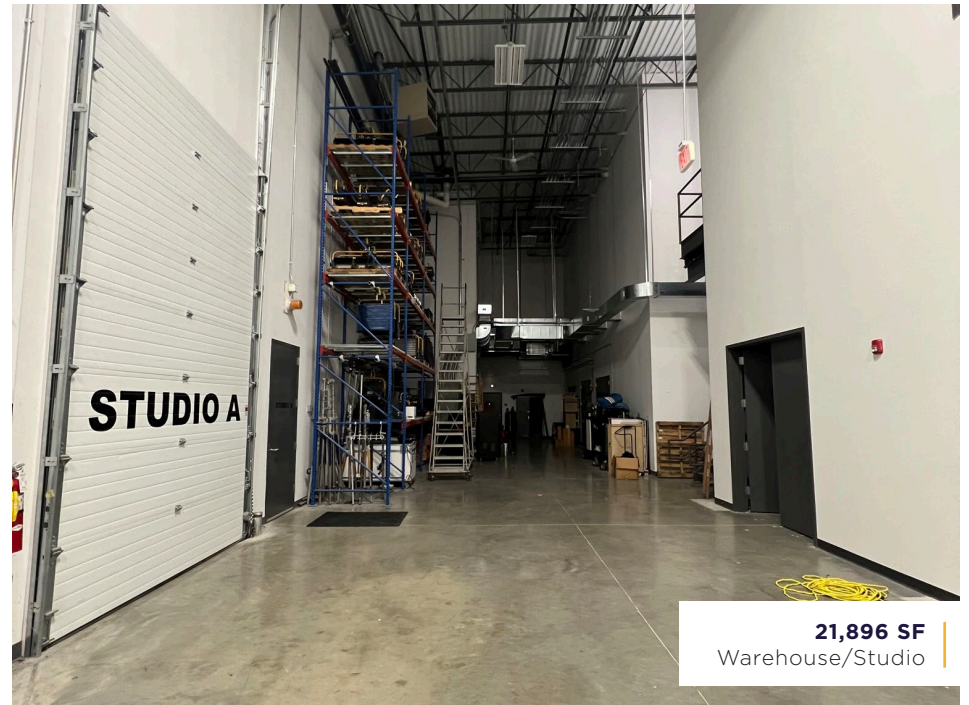
# SITE 2 – BUILDING FEATURES

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:	<b>65,792 SF</b> <ul style="list-style-type: none"><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 style="list-style-type: none"><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>



**65,792 SF**  
Existing Building



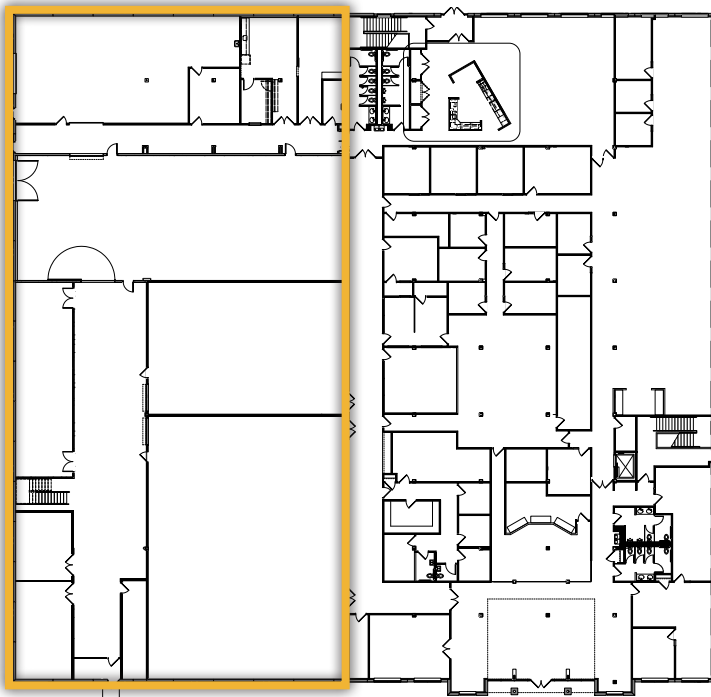
**21,896 SF**  
Warehouse/Studio

# SITE 2 – BUILDING

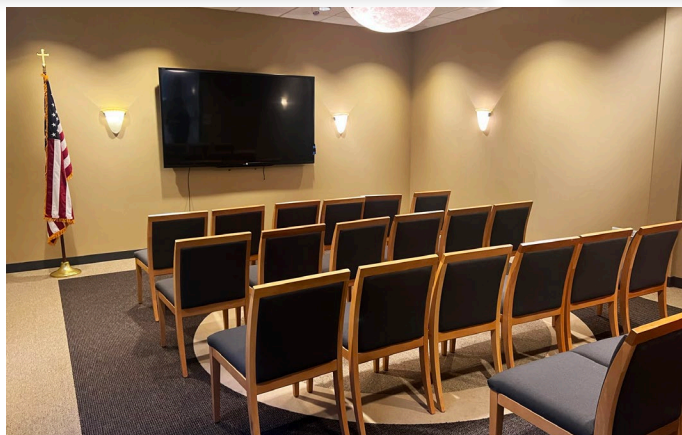
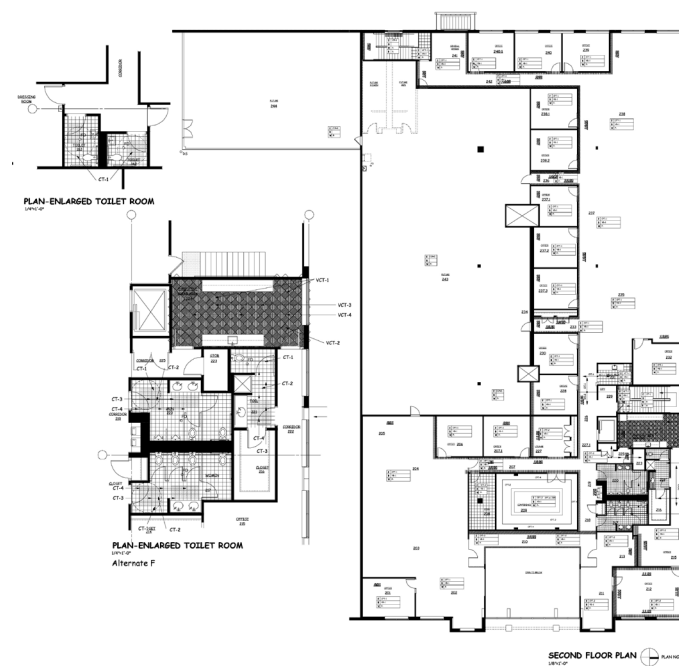
## 65,792 SF ON 9.24 AC

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

FLOOR 1



FLOOR 2



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

# 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**  
*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*



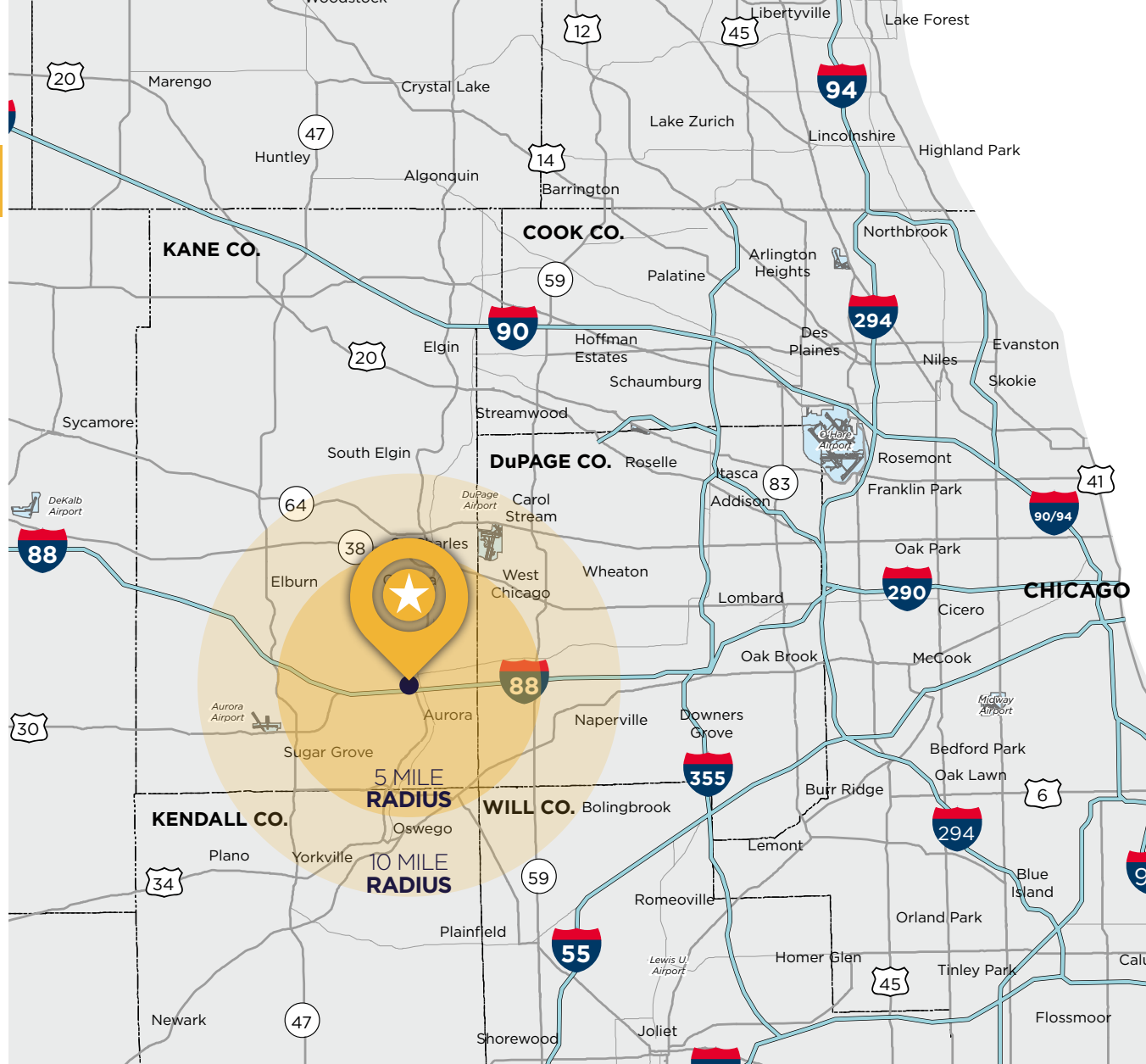
41 MILES TO  
**CHICAGO CBD**



<2 MILES TO  
**I-88**



37 MILES TO  
**O'HARE**



## FOR MORE INFORMATION, CONTACT:

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

JASON WEST, SIOR  
Executive Vice Chair  
+1 847 518 3210  
jason.west@cushwake.com

SEAN M. HENRICK, SIOR  
Vice Chair  
+1 847 518 3215  
sean.henrick@cushwake.com

