

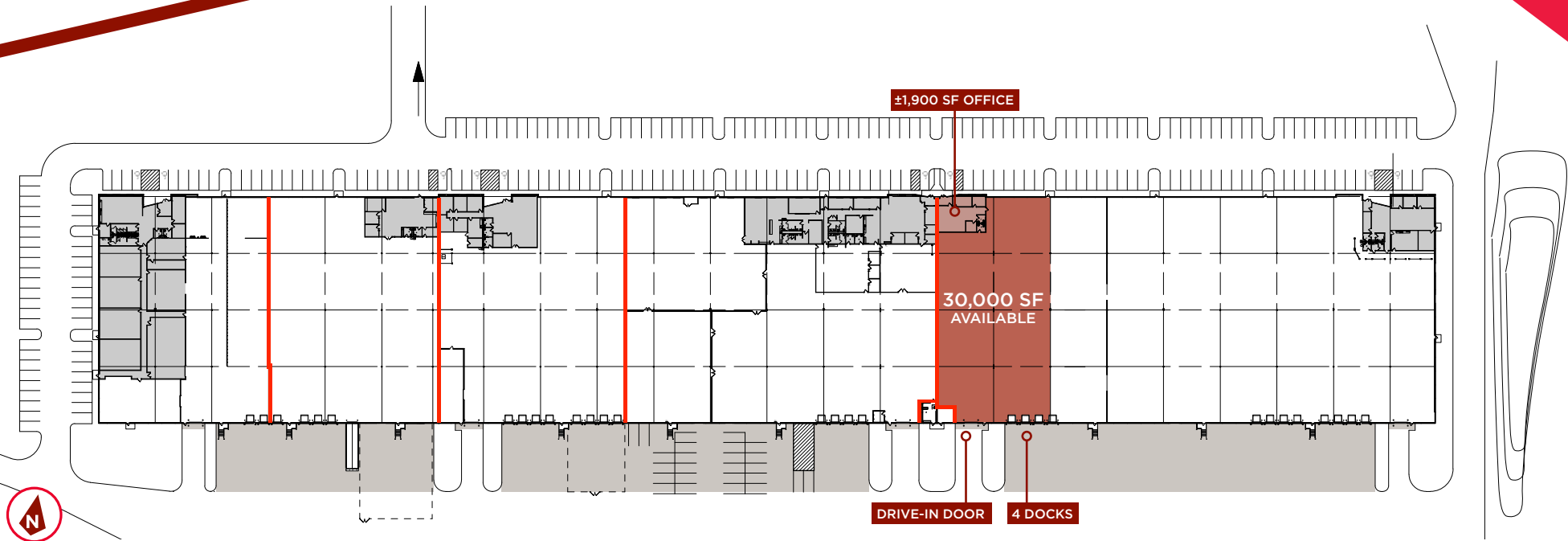
30,000 SF AVAILABLE FOR SUBLEASE

3557 BUTTERFIELD RD

AURORA, IL 60502



SITE PLAN & PROPERTY OVERVIEW



PROPERTY OVERVIEW

Building Size	236,744 SF
Year Built	2008
Site Size	12.28 Acres
County	DuPage County
Sprinklers	ESFR

SUBLEASE FEATURES

Available Space	30,000 SF
Office	±1,900 SF <i>(Office Furniture Included)</i>
Clear Height	30'
Loading	4 Docks; 1 Drive-in Door
Column Spacing	50' x 50'
Lease Expiration	August 31, 2029

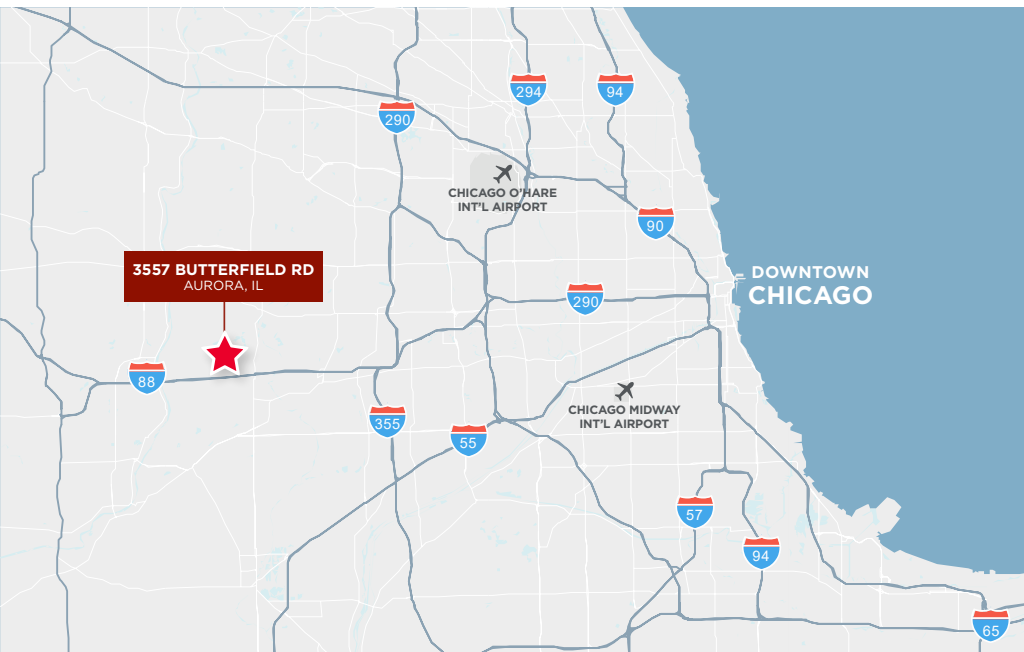
3557 BUTTERFIELD ROAD, AURORA
30,000 SF FOR SUBLEASE

ACCESS & NEIGHBORS



3557 BUTTERFIELD ROAD, AURORA
30,000 SF FOR SUBLEASE

AERIAL & LOCATION



Desirable Southern Fox Valley Location

3557 Butterfield Rd, Aurora is situated in the Southern Fox Valley submarket, offering a core location within the Chicago metropolitan area. This coveted location benefits from interstate accessibility, low DuPage County real estate taxes, an abundance of highly skilled labor, and surrounding amenities.

Key Distances

2.3 Miles	to I-88
26.5 Miles	to Chicago O'Hare International Airport (ORD)
27 Miles	to Chicago Midway International Airport (MDW)
32.8 Miles	to Downtown Chicago

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FOR MORE INFORMATION, CONTACT:

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