

61,897 SF AVAILABLE FOR LEASE

1207 BILTER ROAD

AURORA, IL 60502

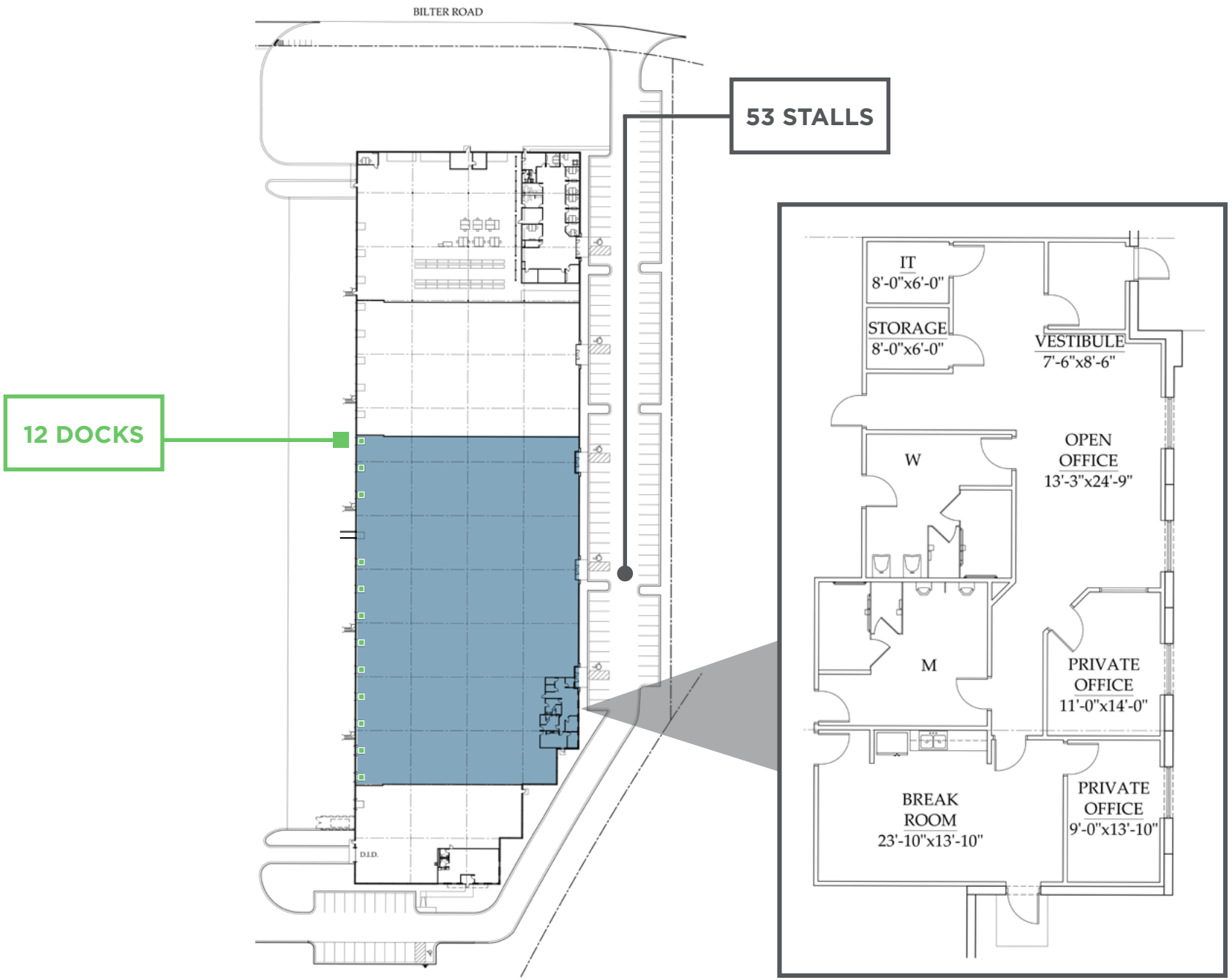
FOR LEASE

61,897 SF AVAILABLE

nuveen

CUSHMAN & WAKEFIELD

SITE PLAN


BILTER ROAD
53 STALLS
12 DOCKS
D.I.D.
IT
8'-0"x6'-0"
STORAGE
8'-0"x6'-0"
VESTIBULE
7'-6"x8'-6"
W
OPEN
OFFICE
13'-3"x24'-9"
M
PRIVATE
OFFICE
11'-0"x14'-0"
BREAK
ROOM
23'-10"x13'-10"
PRIVATE
OFFICE
9'-0"x13'-10"

PROJECT SPECS

Available Space:	61,897	**Sprinkler System:**	ESFR
Office Area:	2,016 SF	**Power:**	800 Amp/480 Volts/3-phase
Clear Height:	30′	**Real Estate Taxes:**	$1.91 PSF
Exterior Docks:	12 Exterior Docks	**Operating Expenses:**	$1.10 PSF
Car Parking:	53 Stalls	**Available:**	April 1, 2027
Year Built	2007	**Lease Rate:**	Subject to Offer

¼ Mile to Farnsworth Rd and I-88 Interchange

Low Kane County Real Estate Taxes



CONTACT THE LEASING TEAM



1207 BILTER ROAD

AURORA, IL 60502

READY TO LEARN MORE? GET IN TOUCH:

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

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

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

nuveen

CUSHMAN & WAKEFIELD

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.