



±180,000 SF (DIVISIBLE) INDUSTRIAL SPACE

FOR LEASE

102 N. OVERLAND DRIVE | NORTH AURORA, IL 60542

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±180,000 SF (DIVISIBLE) INDUSTRIAL BUILDING

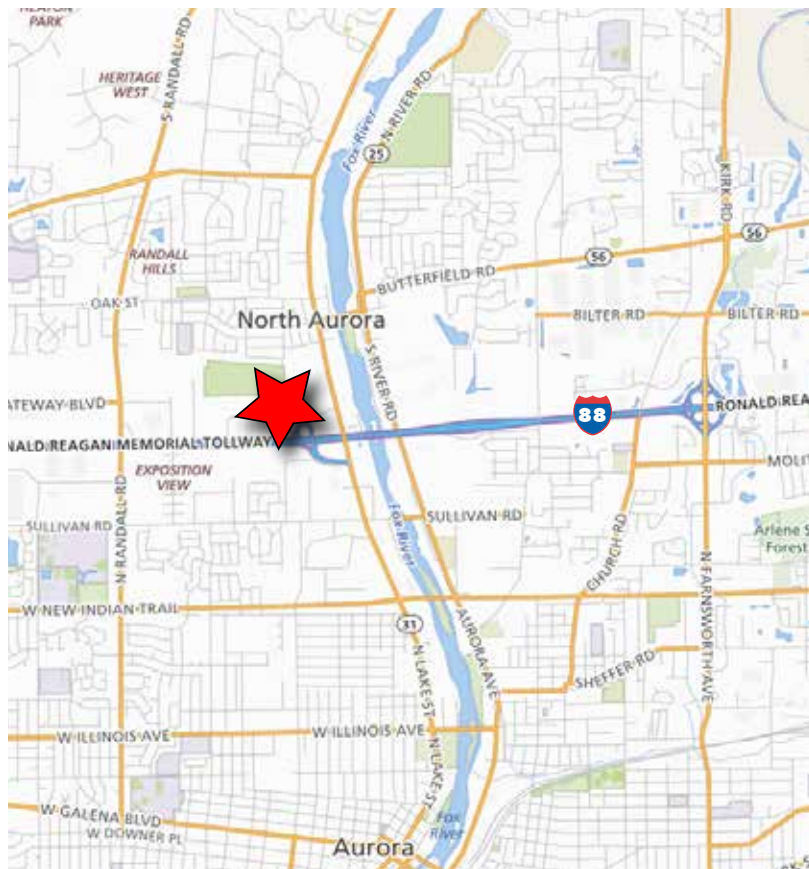
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SPECIFICATIONS

- Building Size: ±180,000 SF (Divisible)
- Land Area: ±7.62 AC
- Office Area: ±5,000 SF
- Ceiling Height: 30' Clear
- Docks: 28 Exterior w/ levelers
- Drive-in Doors: 2
- Year Built: 1995 - 1996
- Power: 1800 Amps
- Parking: ±40 Cars (Expandable)
- Heating: High Efficiency Gas Air Rotation
- Lease Rate: \$5.50 PSF Modified Gross



HIGHLIGHTS

- Class A distribution space
- Storage mezzanine or office expansion (2,500 SF)
- Potential food grade warehouse or cooler / freezer
- Trailer parking available
- New LED parking and security lighting
- T-5 lighting on the East side, LED lighting on the West side; both have occupancy sensors

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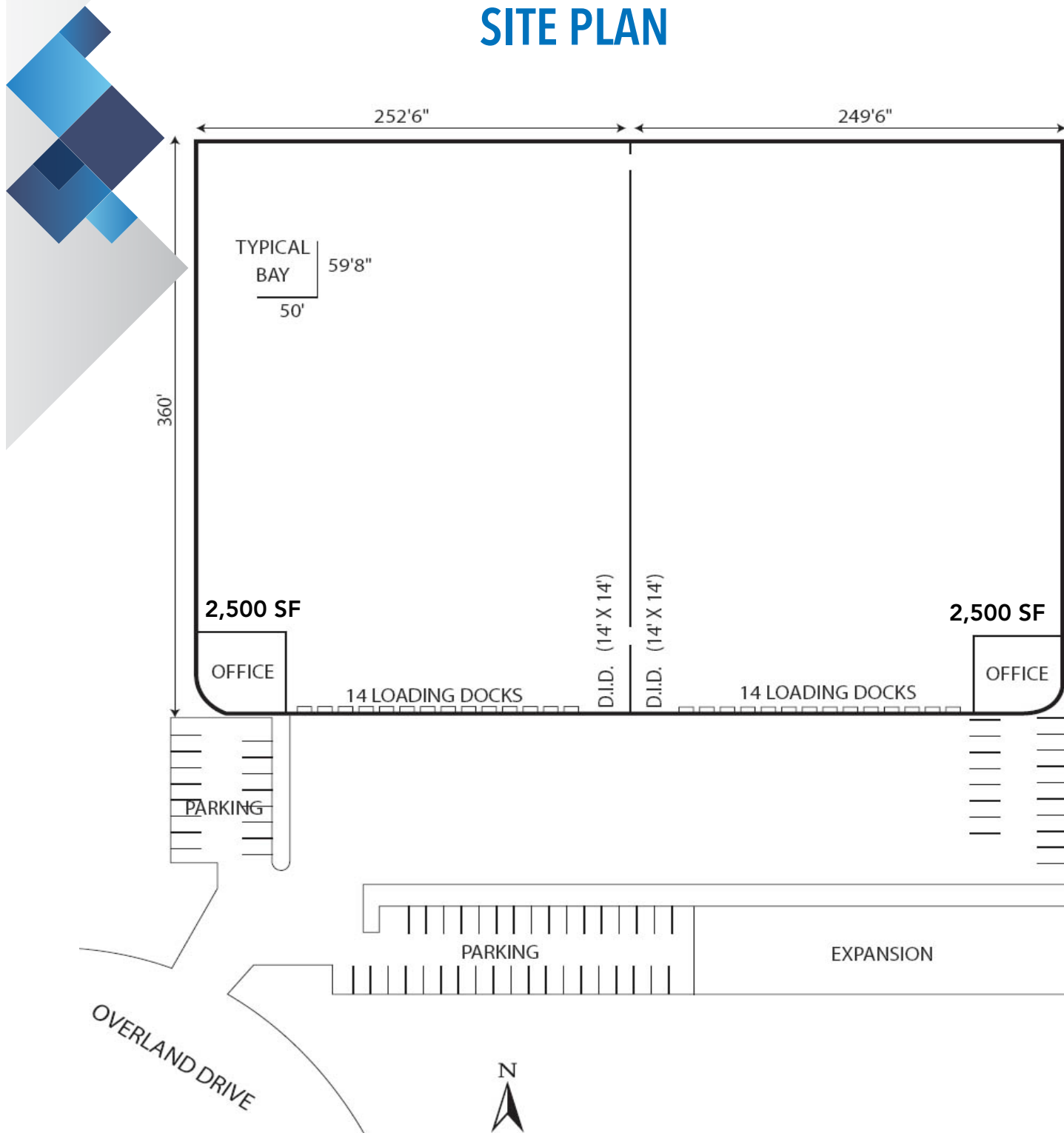
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SITE PLAN



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