

±60,636 SF
AVAILABLE FOR SALE / LEASE



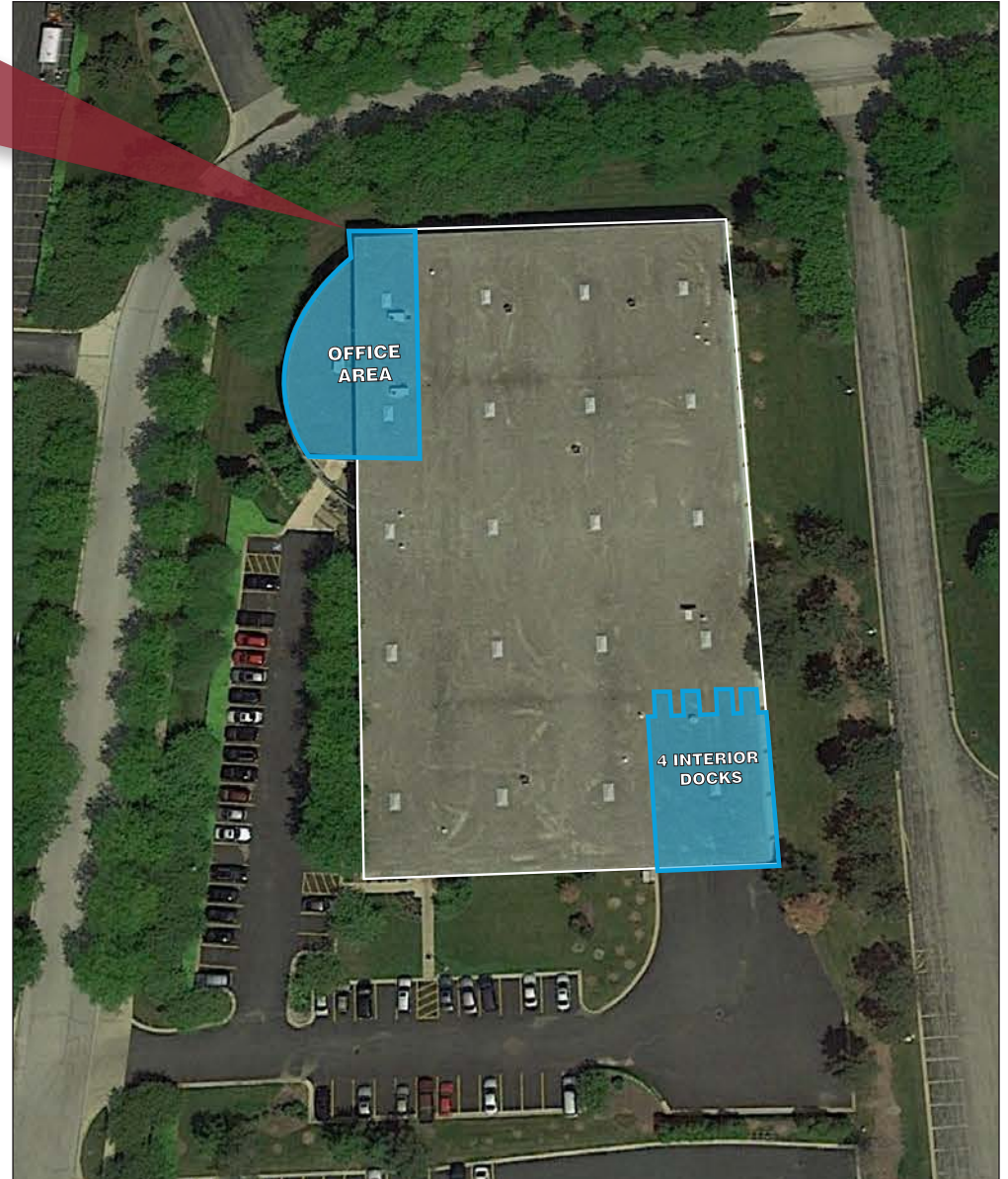
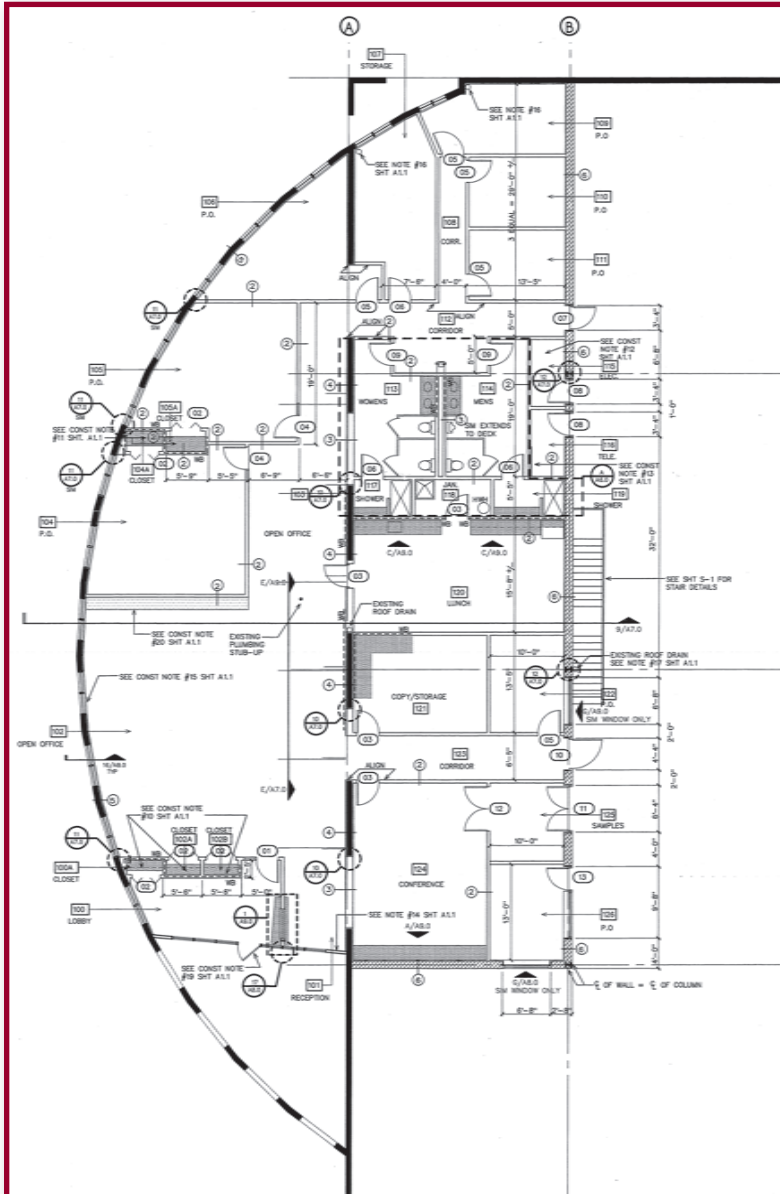
MERIDIAN BUSINESS CAMPUS
801 NORTH COMMERCE STREET, AURORA, ILLINOIS

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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BUILDING SPECIFICATIONS:

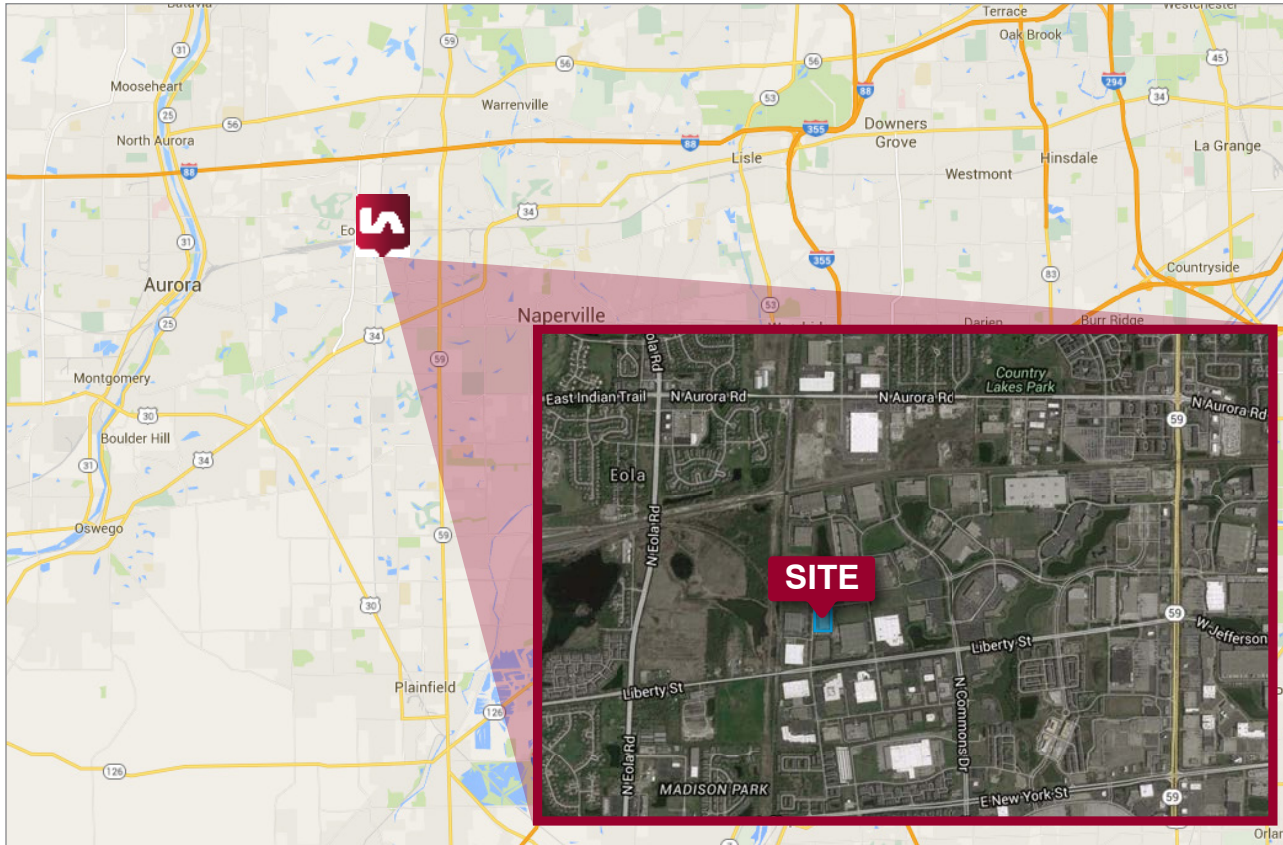
BUILDING SIZE:	±60,636 SF
OFFICE:	±7,000 SF
MEZZANINE:	±3,350 SF
CLEAR HEIGHT:	22'
LOADING:	4 Interior Docks
POWER:	2,000 Amps / 480 Volts
PARKING:	53 Spaces (to be confirmed)
REAL ESTATE TAXES:	\$1.51 PSF (2017, payable 2018) DuPage County
LEASE RATE:	\$5.55 PSF Net
SALE PRICE:	\$4,490,000
CAM:	Tenant Can Self Perform
COMMENTS:	› 3.5 Miles from I-88 Ronald Reagan Memorial Tollway › Great Access to I-88 from either Eola Road or Route 59 Interchanges › Route 59 Metra Commuter Rail Stop in Business Park › Corporate Neighbors Include: CNA Insurance, FedEx, Nissan Motor Corp., First Alert, International Paper › New Roof 2013



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