

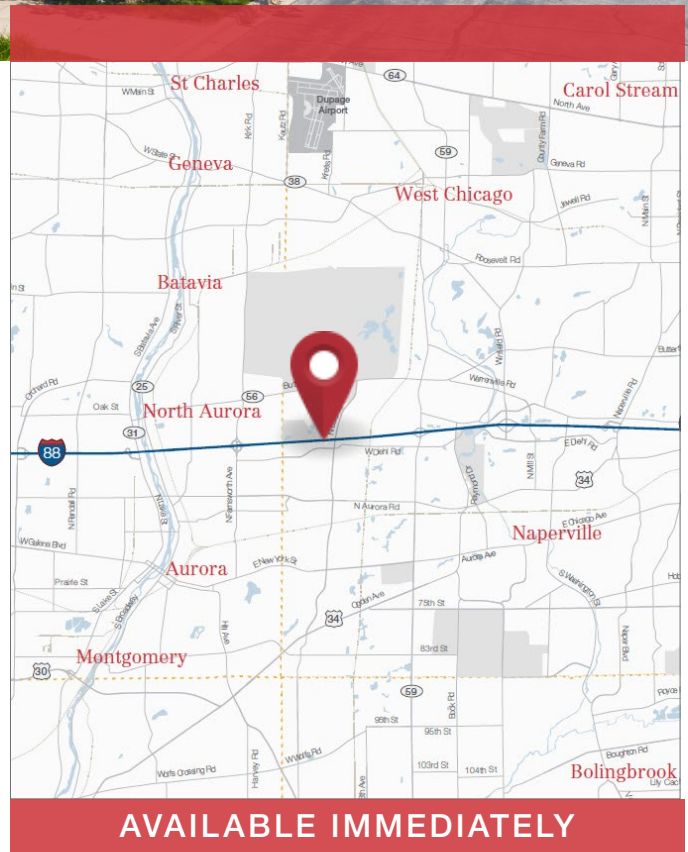
2707 EOLA ROAD, SUITE C, AURORA, ILLINOIS

# 88,668 SF Available for Lease



## PROPERTY FEATURES

- 88,668 SF available (369'8" x 239')
- 14,742 SF office (reduction to 3,795 SF possible)
- 252,946 SF total building
- 30' ceiling height
- Precast construction
- 50' x 40' column spacing
- 78 parking spaces
- 11 trailer spaces
- 9 exterior docks
- 1,200 amps, 480 volt, 3-phase, 4 wire
- ESFR sprinkler system
- HVAC
- Built in 1997 (new roof installed 2018)
- 2022 Real Estate Taxes: \$1.38/SF
- 2022 Insurance: \$0.08/SF
- 2022 CAM: \$0.45/SF (management fee not included)
- Immediate access to I-88 via Eola Road interchange
- Lease Rate: Subject to Offer



AVAILABLE IMMEDIATELY

**John Whitehead**

630 693 0643

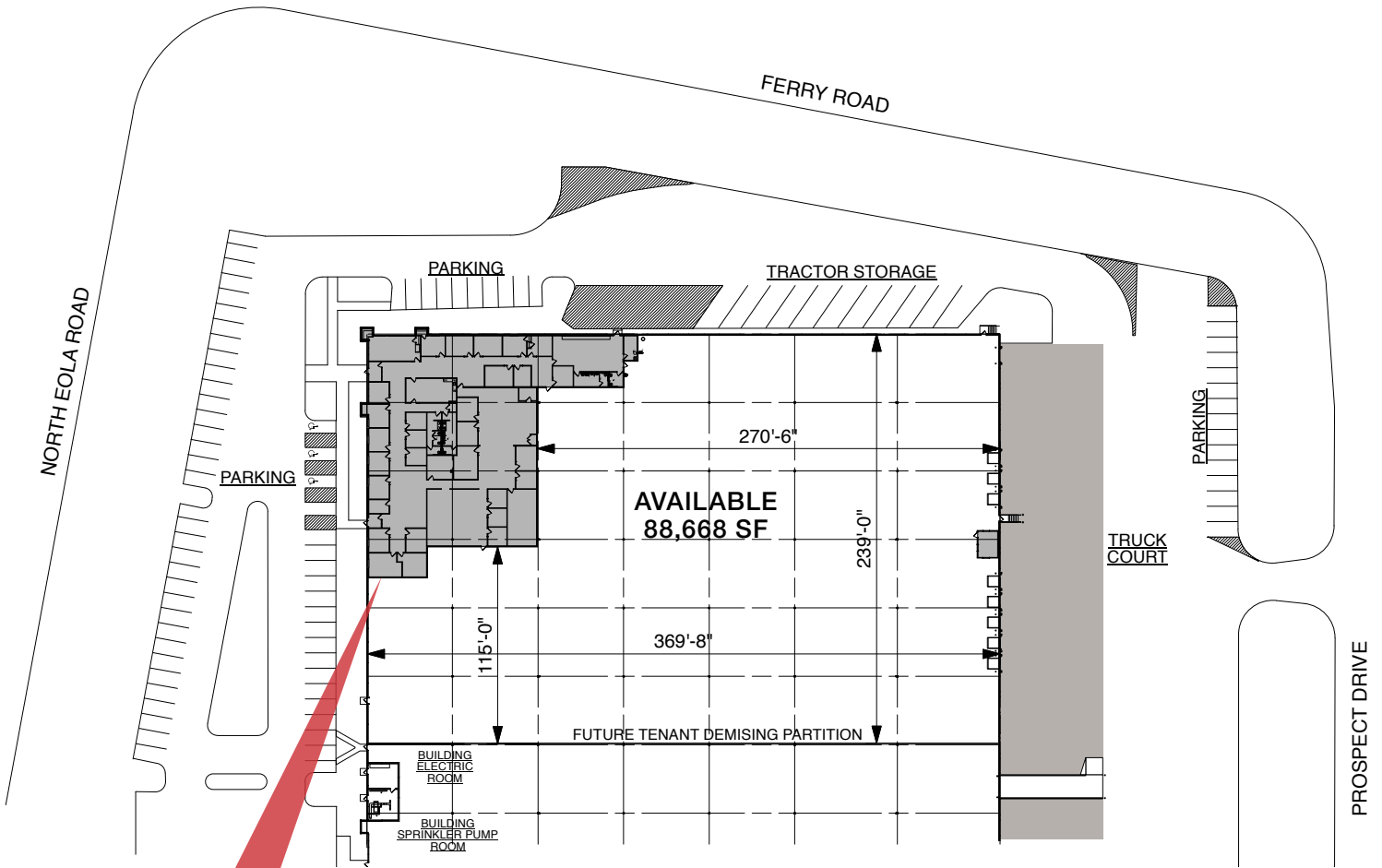
[jwhitehead@hiffman.com](mailto:jwhitehead@hiffman.com)

**Alex Sutterer**

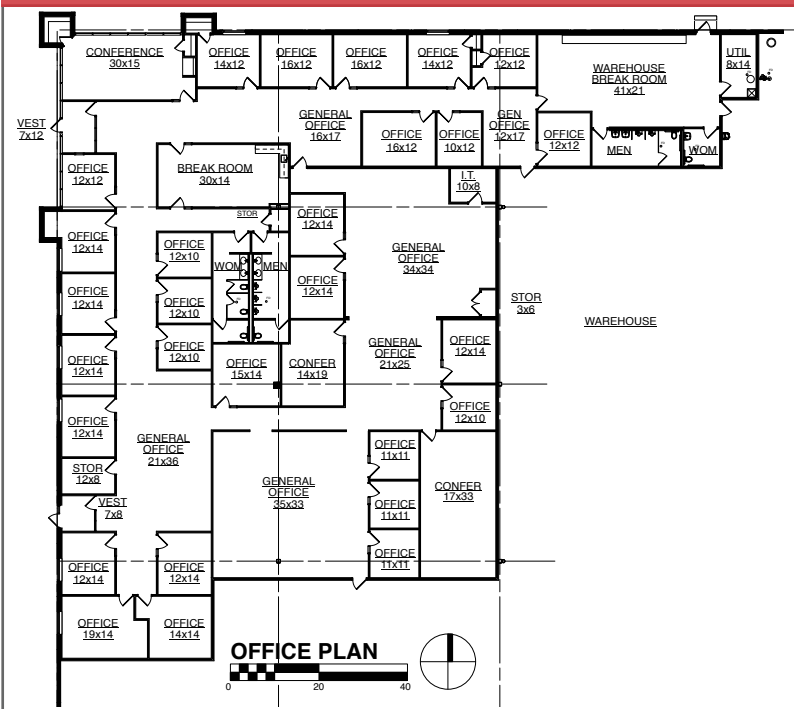
630 693 0644

[asutterer@hiffman.com](mailto:asutterer@hiffman.com)

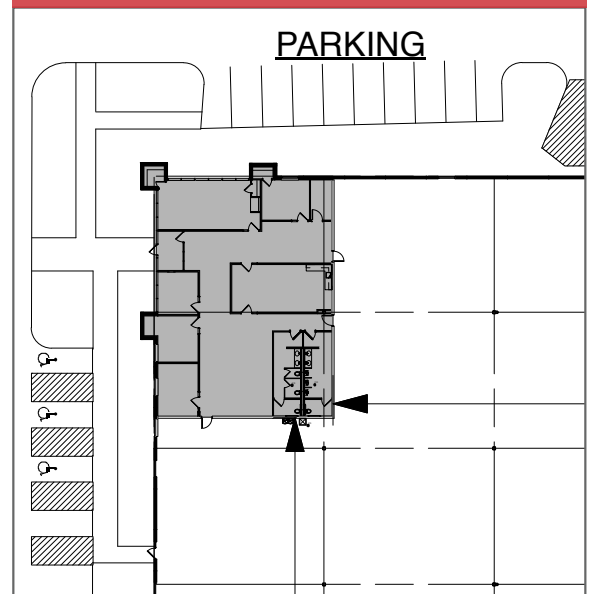




**CURRENT OFFICE 14,742 SF**



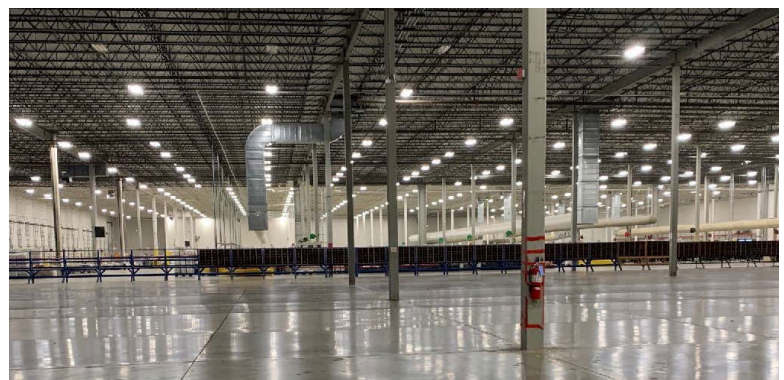
**POTENTIAL OFFICE REDUCTION 3,795 SF**





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