

For Sale or
For Lease

54,265 SF
Warehouse /
Distribution Space

Existing Zoning
Allows Outside
Storage

901 Frontenac Road

Naperville, DuPage County, Illinois 60563

HIGHLIGHTS

- ± 1 mile south of I-88 Tollway
- Exceptional access to Route 59 four-way interchange or new Eola Road interchange
- Facility situated on a 3.15-acre site
- Additional adjacent 2-acre lot available for building or parking expansion, or outside storage
- Established industrial business park environment
- Located in business-friendly City of Naperville

PROPERTY SPECIFICATIONS

- $\pm 54,265$ SF Available
- $\pm 13,000$ SF of office (can be substantially reduced)
- 20' clear height
- 4 interior loading docks
- Multiple drive-in doors can be added
- ± 50 car parking spaces
- Fully sprinklered
- 400A @ 600V power service
- LED warehouse lighting

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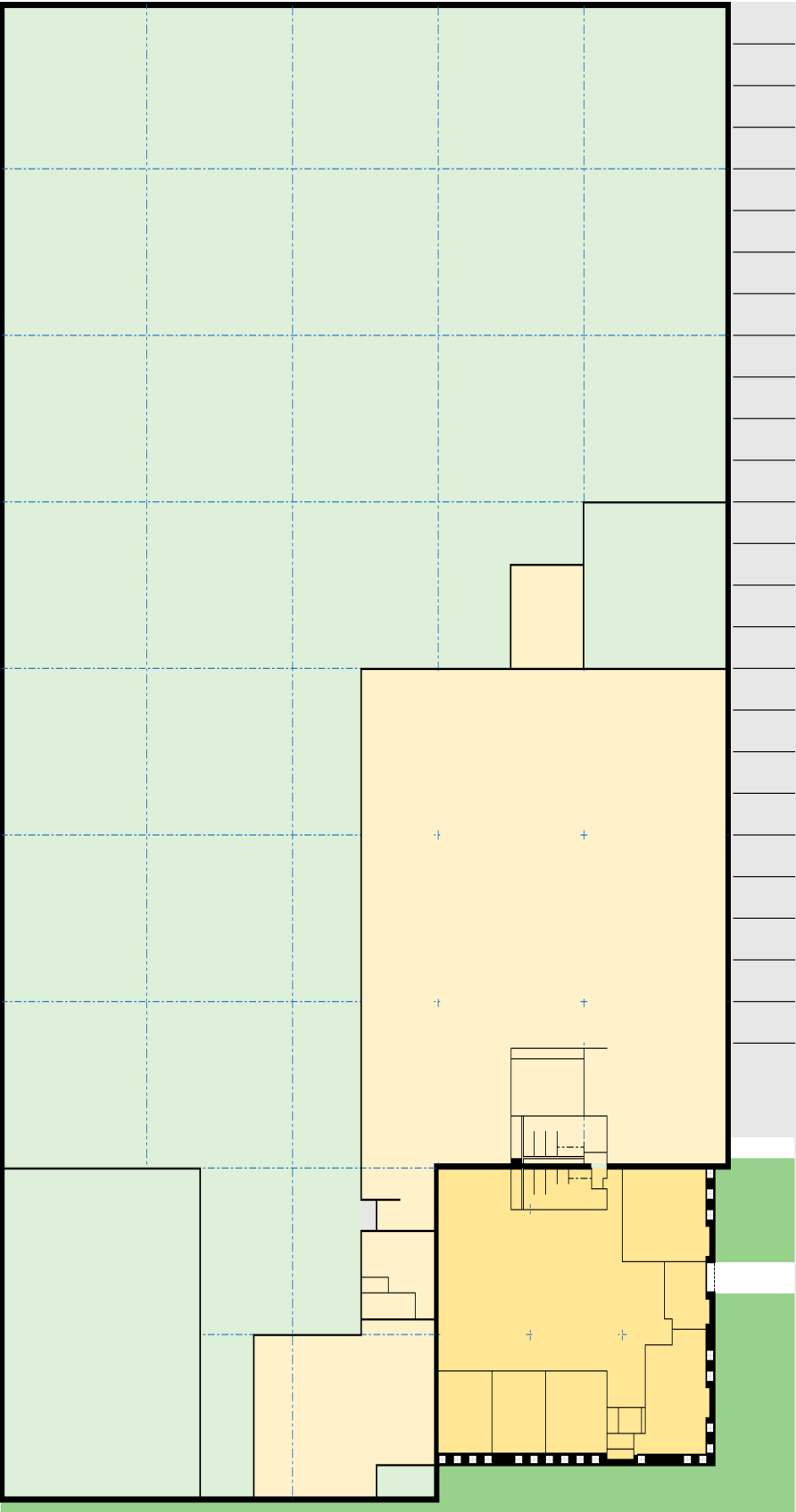
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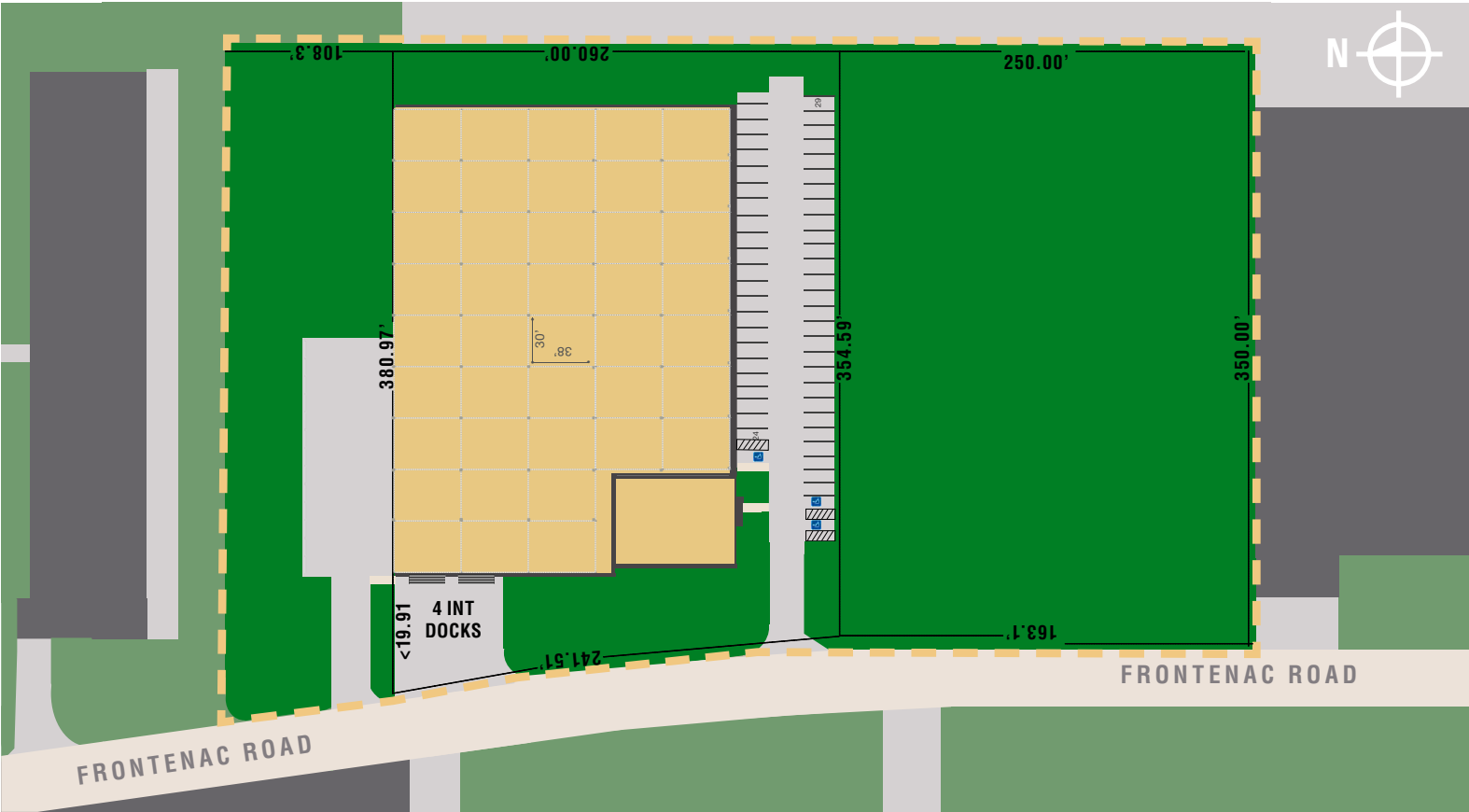
hiffman.com

 **HEADQUARTERS OPPORTUNITY**
EXCEPTIONAL PROXIMITY TO I-88

54,265 SF
Warehouse / Distribution
Space with Outside
Storage Potential



- 
±13,000 SF OF OFFICE (CAN BE SUBSTANTIALLY REDUCED)
- 
20' CLEAR HEIGHT
- 
4 INTERIOR DOCKS (MULTIPLE DRIVE-IN DOORS CAN BE ADDED)
- 
± 50 CAR PARKING SPACES
- 
FULLY SPRINKLERED
- 
LED WAREHOUSE LIGHTING
- 
BUILT IN 1980
- 
400A @ 600V POWER SERVICE





HEADQUARTERS OPPORTUNITY
EXCEPTIONAL PROXIMITY TO I-88

54,265 SF

Warehouse / Distribution
Space with Outside
Storage Potential



LOCATION, LOCATION, LOCATION

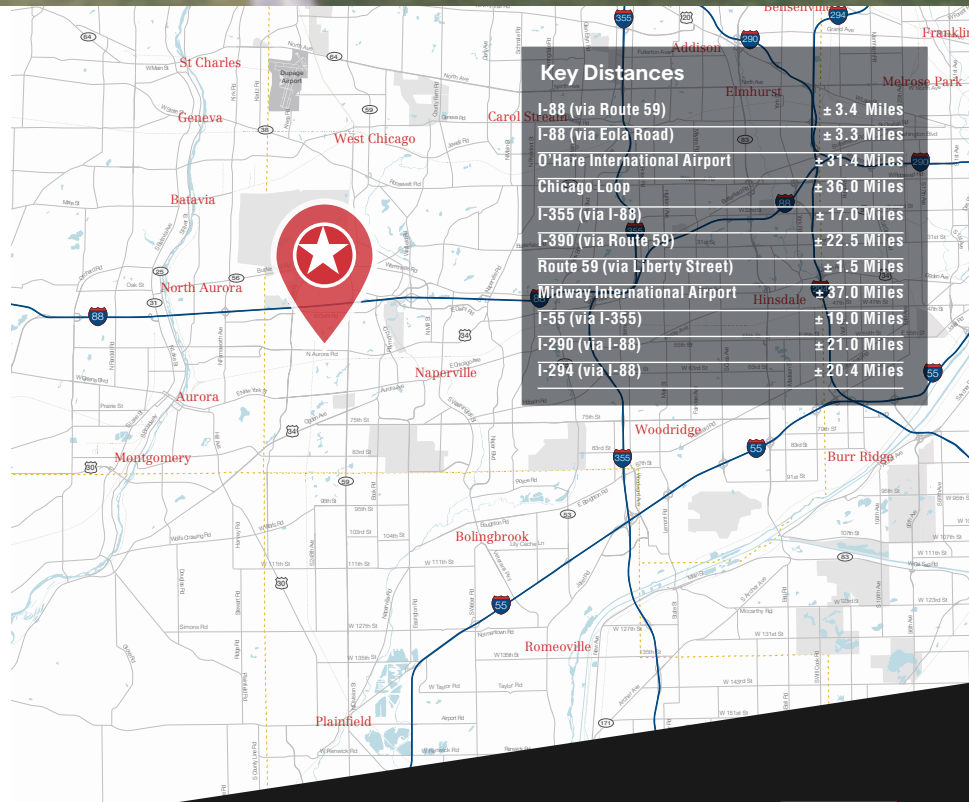
901 Frontenac offers exceptional access to the region's vast transportation infrastructure, abundant skilled area labor, and proximity to numerous retail amenities including restaurants, lodging, gas stations, shopping centers, sports and entertainment venues.



PROXIMITY TO
A VARIETY OF
RETAIL AMENITIES



ACCESS TO
ABUNDANT
SKILLED LABOR



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