

ORCHARD GATEWAY



2000 Deerpath Road | Aurora, Illinois

 PANATTONI®
INTERNATIONAL VISION. LOCAL FOCUS.

764,895 SF

Frontage along I-88

36' Clear Height

Divisible to 300,000 SF

Q1 2020 Delivery



Presented by:

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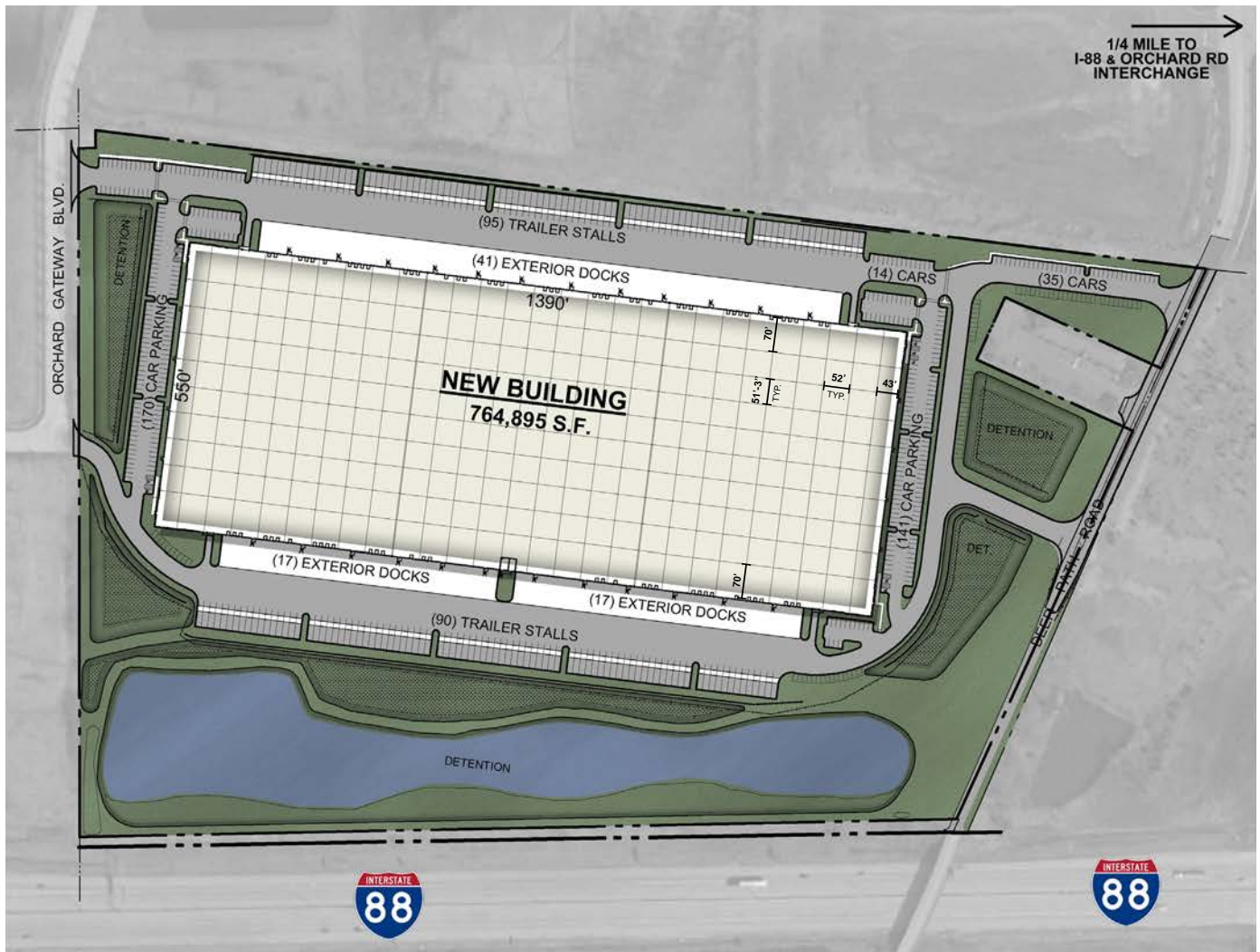
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SITE PLAN



HIGHLIGHTS

- 764,895 SF (divisible)
- Divisible to 300,000 SF
- 36' Ceiling clear height
- 75 Exterior docks (expandable to 166)
- 185 Trailer parking positions
- 4 Drive-in doors
- 360 Car parking spaces (expandable)
- 52' x 51'-3" Typical bay size
- 70' x 52' Staging bay size
- 53.45 Acre site size
- Immediate access to I-88 via full interchange at Orchard Road
- Cross-docked facility
- Office area to suit
- 1,635' Frontage along I-88
- High exposure – over 49,000 vehicles per day
- Q1 2020 delivery

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DEVELOPMENT OVERVIEW



On behalf of Panattoni Development, Orchard Gateway is a Class A warehouse distribution facility located in Aurora, Illinois. This 764,895 SF speculative building is one of the largest ever constructed within the I-88 corridor and is divisible to 300,000 SF. Located within the second largest city in the State of Illinois and adjacent to a full interchange at Orchard Road and I-88, companies can be assured abundant and well-qualified labor is available. Area amenities have also proven to be an asset in attracting many other corporations to the immediate area. The property is available for occupancy Q1 2020.



ORCHARD GATEWAY

LOCATION AND AREA AMENITIES



● HOTELS

- 1. Holiday Inn
- 2. Candlewood Suites
- 3. Hampton Inn

● RETAIL

- 4. The Home Depot
- 5. 7-11
- 6. Office Depot
- 7. AT&T
- 8. CVS Pharmacy
- 9. Verizon
- 10. Best Buy
- 11. Target
- 12. Michael's

13. Famous Footwear

- 14. Petco
- 15. Dollar Tree
- 16. JC Penney

● RESTAURANTS

- 17. IHOP
- 18. Starbucks
- 19. Buffalo Wild Wings
- 20. Panera Bread
- 21. Chili's Grill & Bar
- 22. Wendy's
- 23. Pockets
- 24. Oberweis

● BANKS

- 25. Chase
- 26. Bank of America
- 27. Citibank
- 28. PNC

● AUTO

- 29. Chrysler Jeep
- 30. Kia
- 31. Ford
- 32. Suzuki
- 33. Hyundai
- 34. Nissan
- 35. NTB
- 36. Toyota

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