

AVAILABLE FOR SALE or LEASE
1775 MALLETTE ROAD
AURORA, ILLINOIS

RARE FREESTANDING 21,500 SF BUILDING on 2.66 ACRES



BUILDING SPECIFICATIONS:

BUILDING SIZE:	21,500 SF
OFFICE:	2,300 SF
SITE SIZE:	2.66 Acres
CLEAR HEIGHT:	13'-16'
LOADING:	› 1 Drive-in Door › 1 Interior Dock
ZONING:	M1 – Medium Manufacturing
CONSTRUCTION:	Brick and Metal
PARKING:	±50 spaces
ADDITIONAL:	› Easy Access to I-88 › Remodeled Office (2014) › Expansion Land › Ideal Owner / User Building › New Roof (2014) › Locker Room
ASKING PRICE:	\$1,139,000
LEASE RATE:	Subject to Offer
TAXES:	\$1.18 PSF (2017)



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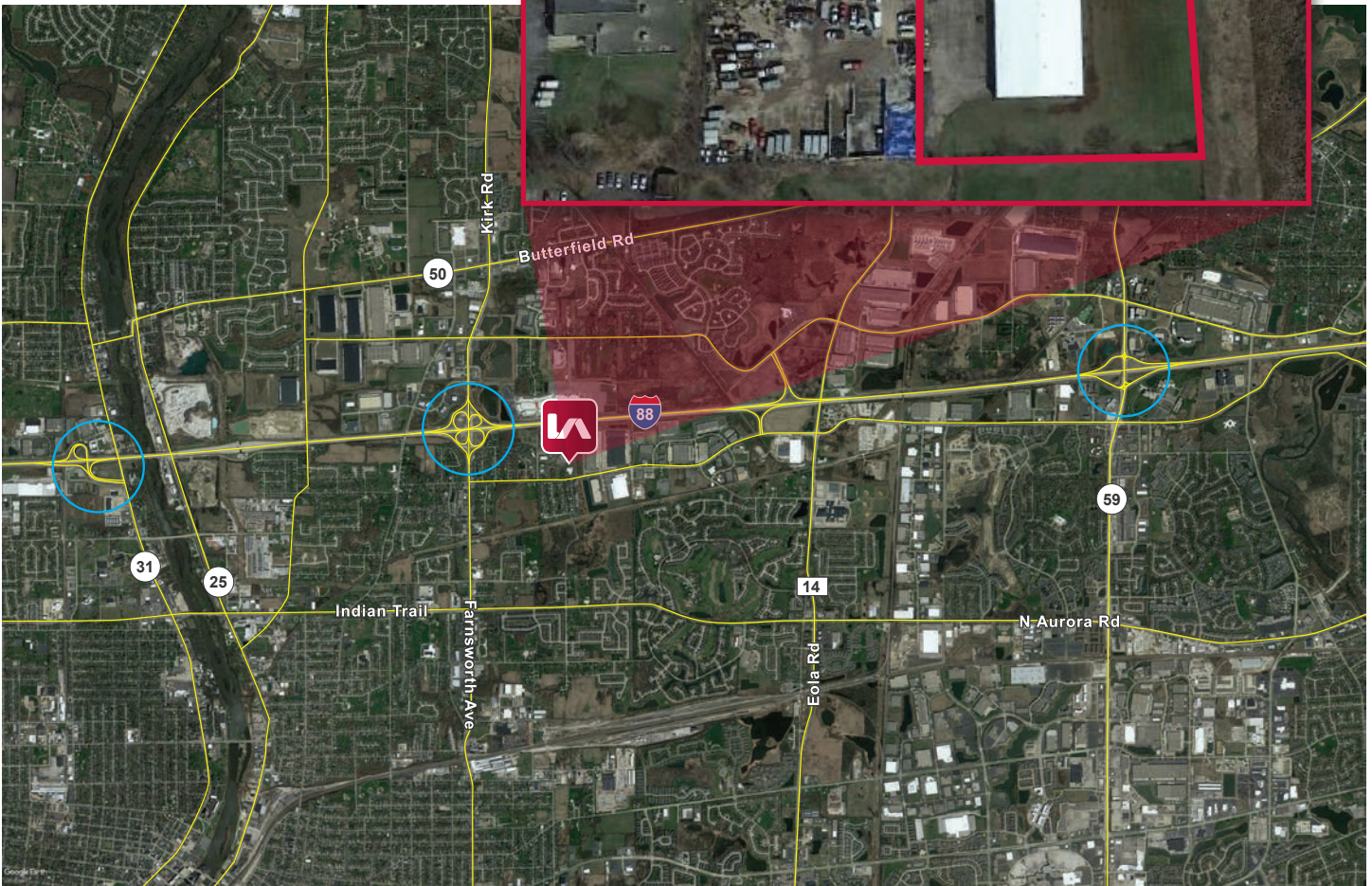
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LOCATION HIGHLIGHTS

Distance to:

- I-88 and Farnsworth 0.9 miles
- I-88 and Rt. 31 3.9 miles
- I-88 and Rt. 59 4.1 miles
- I-88 & I-355 11.5 miles



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