

FOR
LEASE

544 S River St

Aurora, IL

INDUSTRIAL FOR LEASE

Property Information:

- 30,110 +/- square feet
- Heavy Power
- 4 x Overhead Doors
- Ample parking
- Convenient to I- 88
- Manufacturing District – Limited M-1
- 18' -20' Ceilings
- 3-bays



Property Highlights:

Heavy manufacturing building can be used for multiple purposes. Three large bays can potentially be subdivided into 3 separate spaces. Building has heavy power, ample parking, and 4 overhead doors. Building is ideal for storage facility, manufacturing, assembling, and heavy warehousing.



Lease Rate \$4.00/sq. ft.

Easy access to Route 31 south to Route 30, or north to I-88.

For more information contact:

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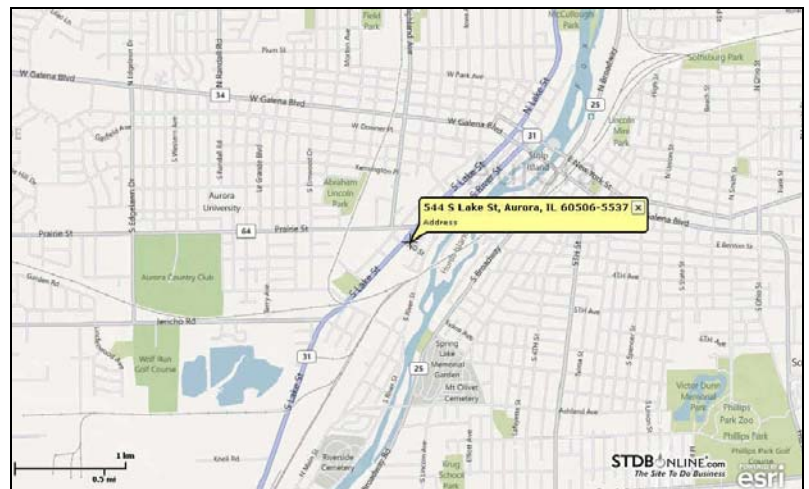
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INDUSTRIAL COMMERCIAL REALTY AND INVESTMENT

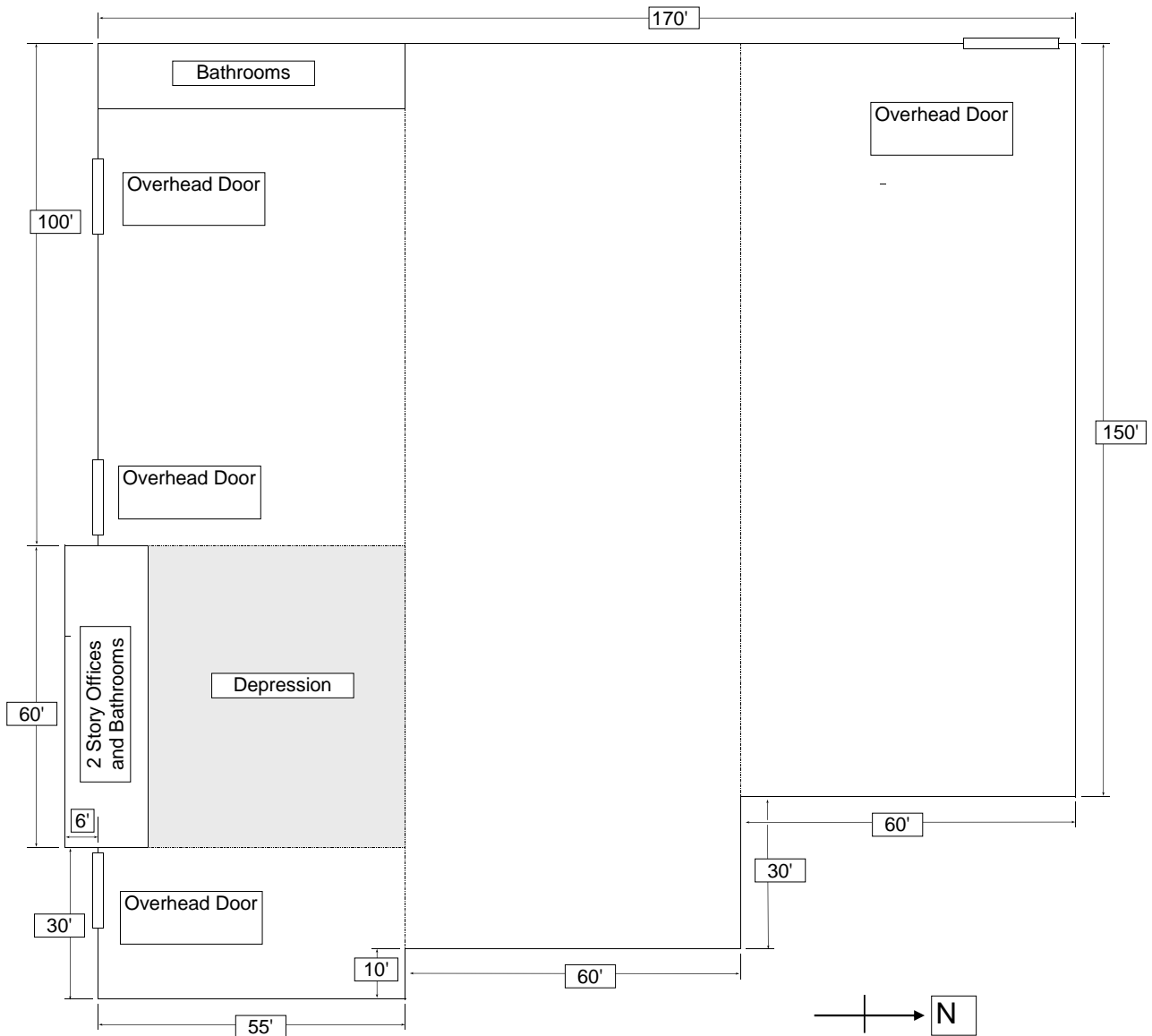
PROPERTY FACT SHEET

Type of Property:	Industrial	Pin:	15-28-202-009, -010, -011, -013
Address:	544 S River Street, Aurora, IL 60505		
Total Building Size:	30,110 sq. ft. (source: public records)	Lease Type:	Gross
Available Space:	30,110 sq. ft.	Lease Price:	\$4.00 per sq. ft. per year
Lot Square Ft:	57,500 sq. ft.	Annual Increase:	5.0 %
Office:	900 sq. ft.	Taxes:	Included in rent
Bathroom:	Three	Common Area Maintenance:	Included in rent
Zoning:	B2	Possession:	Immediate
Present Use:	Vacant	Nearest Interstate:	I-88
Parking:	Ample	Nearest Airport:	Aurora Municipal
Built:	1978	Highway Access:	River Street
Construction:	1 Story Masonry	Security System:	Tenant Provides
Utilities Onsite:		Floor:	Concrete
Gas	Tenant Pays	Warehouse Heat:	Ceiling Mounted GFA, Infrared
Electric	Tenant Pays	Location:	Aurora
Water	Tenant Pays		
Waste	Tenant Pays		
Sewer	Tenant Pays		
Heat:	GFA		
HVAC:	Office & Warehouse		
Sprinkler:	None		
Power:	600 Amps		
Docks:	None		
Doors:	1 - 12'x14', 3 - 12'x16'		
Clear Height:	18' at eaves, 20' at peak		
County:	Kane		
Township:	Aurora		



3561 Saint Annes Court, Aurora, IL 60504
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544 S River Street, Aurora, IL

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