

**Reduced Rental Rate!**

# 1703 Eastwood Dr. AURORA, IL



**Industrial**

## PROJECT PROFILE

- **\$3.25 Net**
- 68,472 SF
- 18'-22' Clear Heights
- 6 Interior Dock, 3 Grade Level Doors
- 1,000 SF freezer/cooler available
- 9,000 SF of office space available - Divisible

## INSITE CONTACT:

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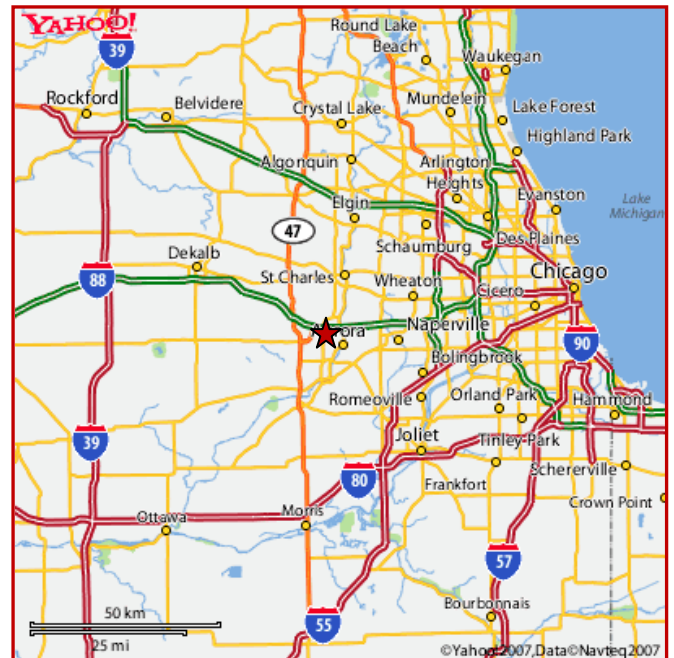
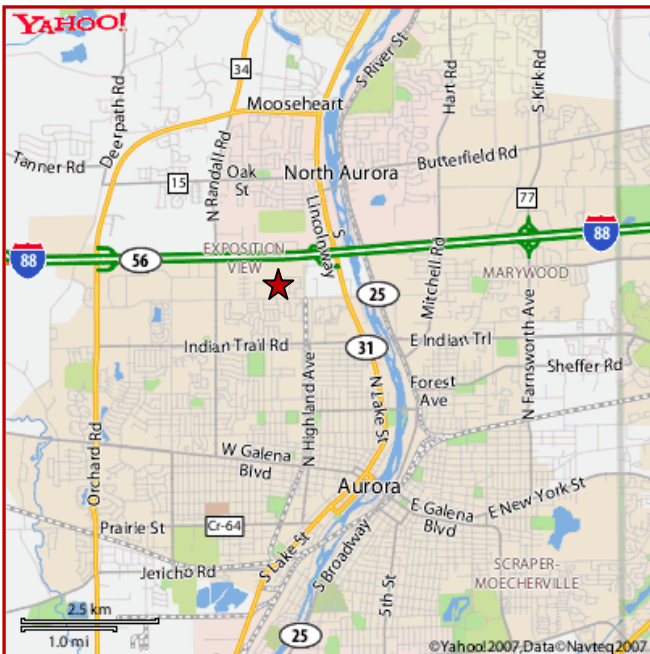
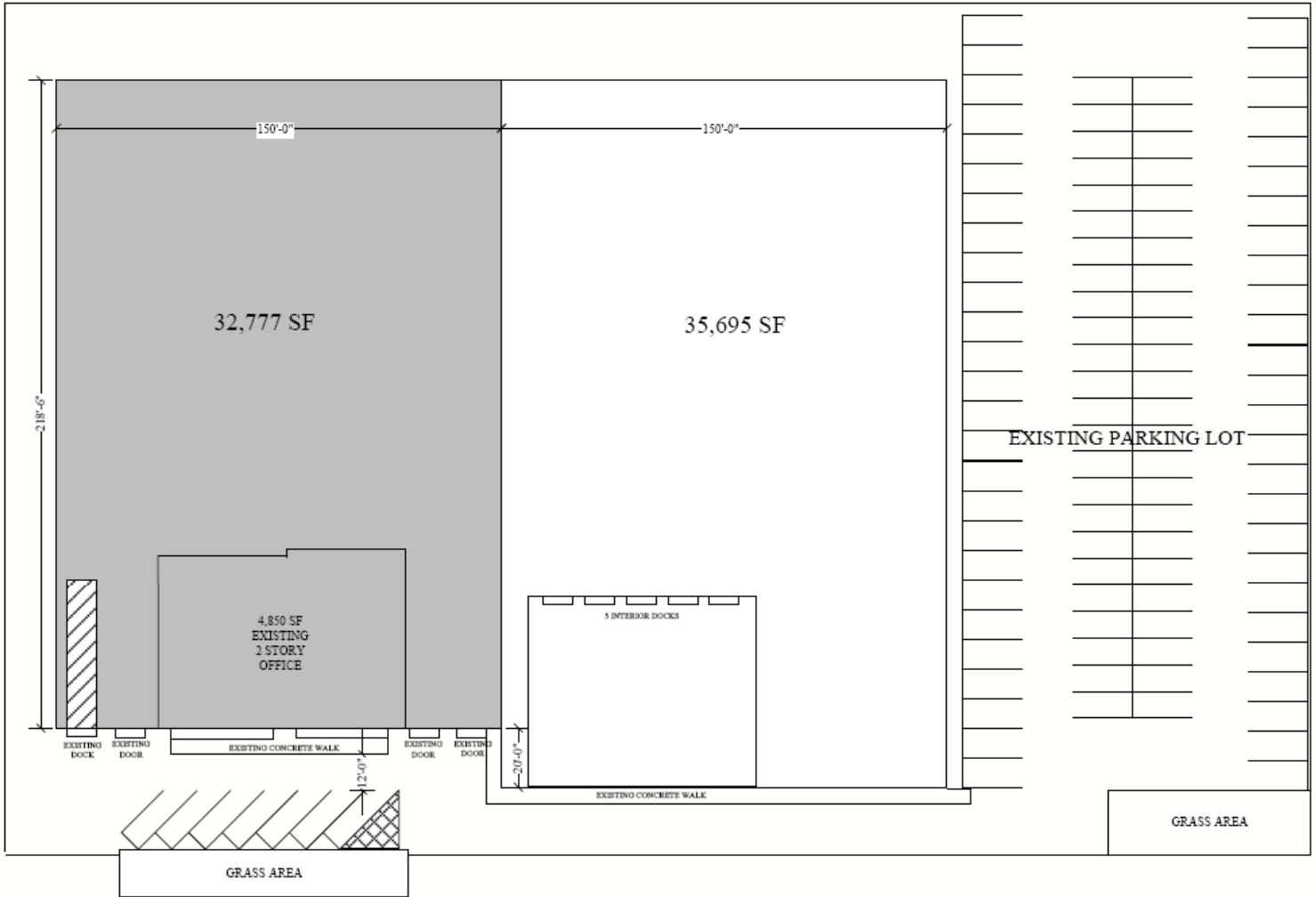
## LOCATION

- 1 mile to I-88 entrance at IL-31
- Excellent logistical location for a Just-in-Time distributor servicing the entire Chicago Metro area
- Located in an industrial park with very low vacancy

## PROXIMITIES

Downtown Aurora	3 miles
Naperville	12 miles
I-355 Interchange	19 miles
I-294 Interchange	24 miles
DeKalb	26 miles
Chicago Loop	40 miles





**SITE DATA**

- 2.80 Total Acres
- 106 car parking spaces
- 20 trailer parking spaces
- 1200 Amps 480/277/208 volts
- Gas Heat
- Industrial Zoning
- Wet Sprinkler System



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