

# 2300 White Oak Circle Aurora, Illinois

# AVAILABLE



For more information,  
please contact:

**Jason M. West, SIOR**

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**Sean M. Henrick**

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**northern**

**AVAILABLE SPACE:**

- 307,813 SF (Expandable to  $\pm$  492,000 SF)
- 12,870 SF Office

**LEASE RATE:**

- \$3.55 PSF Net

**SALE PRICE:**

- Subject to Offer

**COMMENTS:**

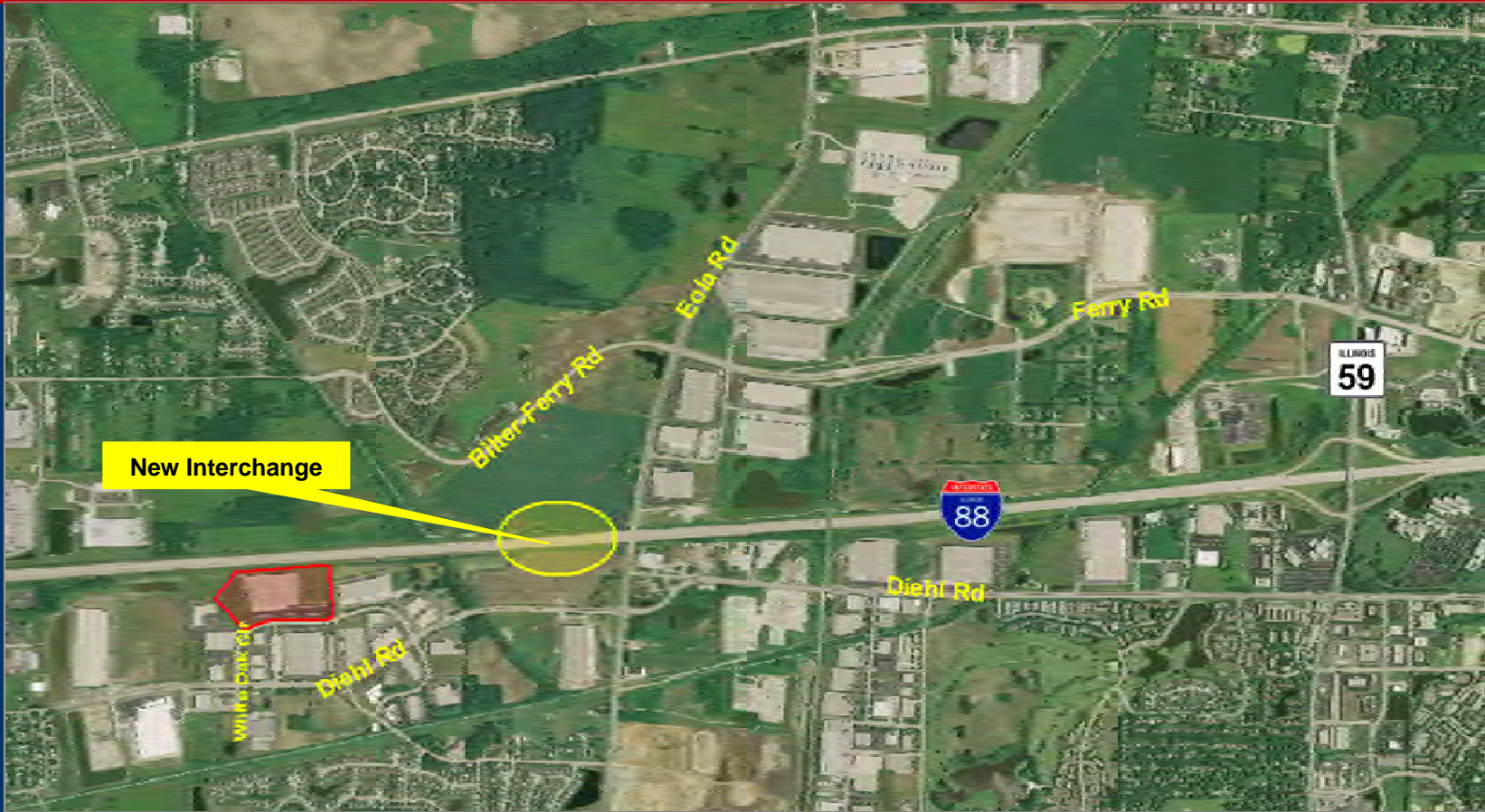
- Excellent Visibility from I-88 ( $\pm$  95,000 Cars / Day)
- Eola Road Interchange Coming Fall 2009

**FEATURES:**

- 26,700 SF – Aerosol/Flammable Storage Room
- Fenced Truck Court with Guard House
- 30' Clear Ceiling
- 35 Exterior Docks with Locks
- 1 Drive-In-Door
- 1600 Amps, 277/480 Volt
- 150 Car Parking Stalls (Expandable)
- 124 Trailer Parking Stalls (Expandable)
- ESFR Sprinkler
- 2007 Real Estate Taxes: \$0.93 PSF

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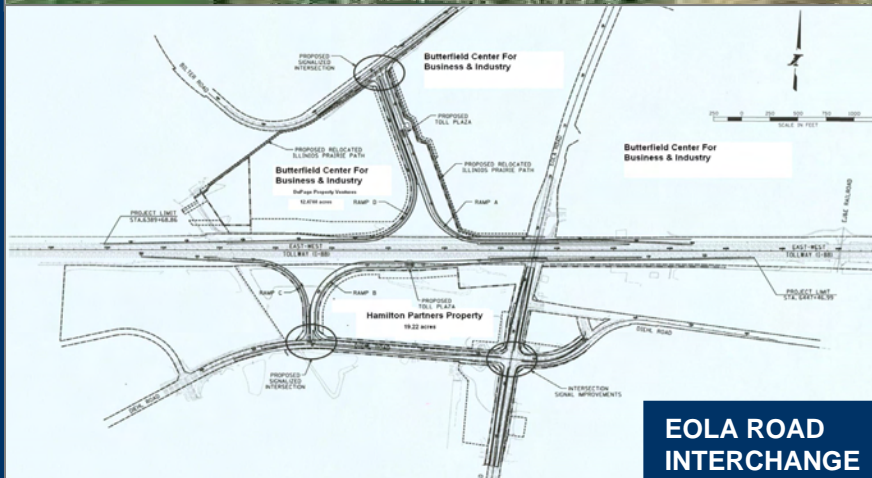


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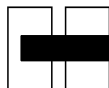
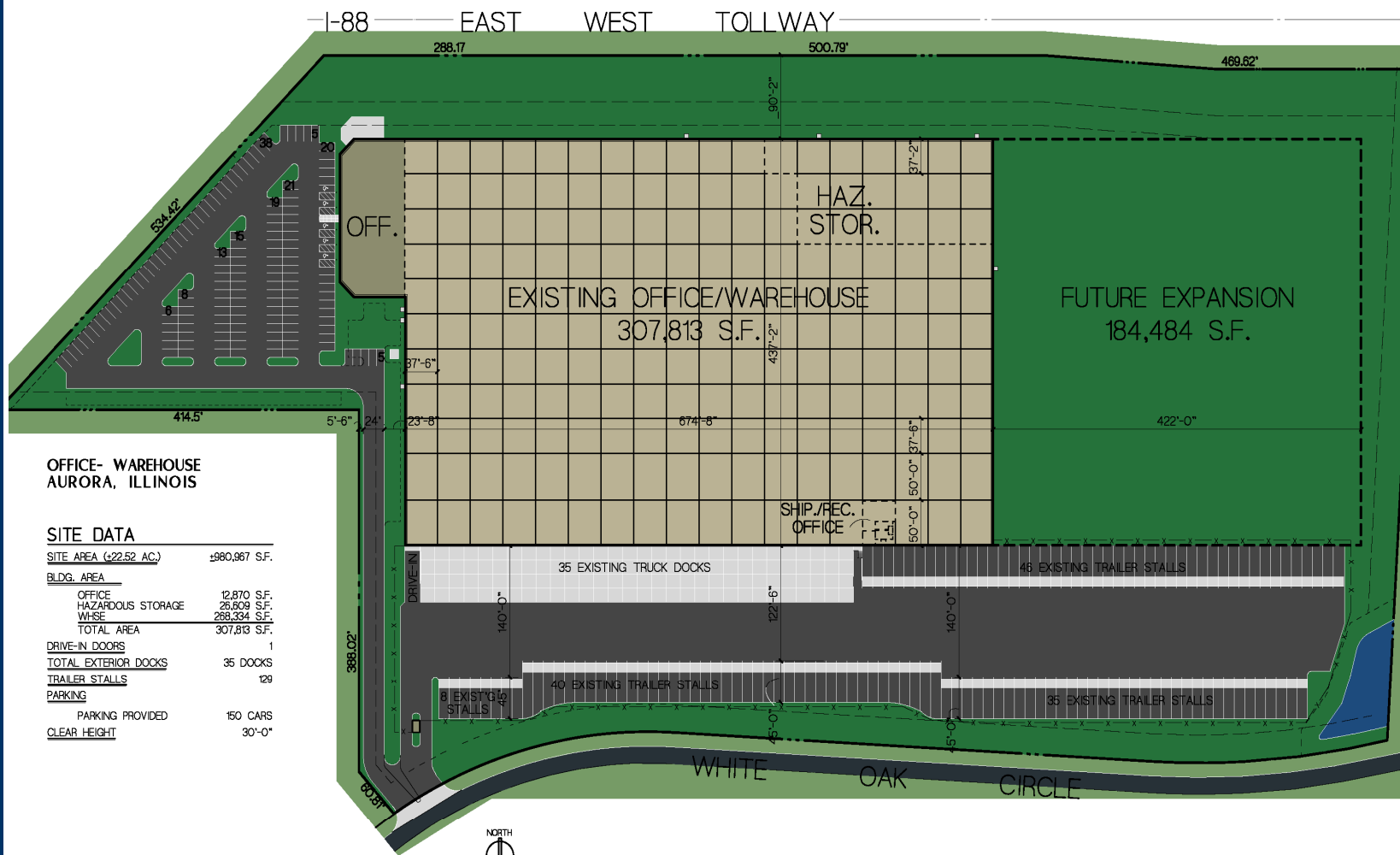
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**HARRIS ARCHITECTS INC.**

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**northern**

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WAKEFIELD**<sup>®</sup>  
Global Real Estate Solutions<sup>SM</sup>