

FOR LEASE

Office For Lease

1135 Mitchell Road

Aurora, Illinois 60505

Property Information:

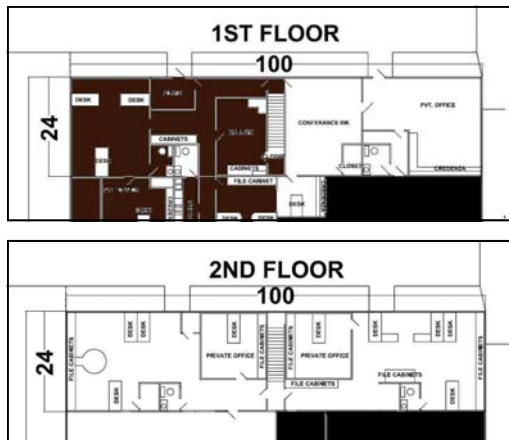
- From 1,200 to 3,600 sq. ft. Office
- Ample parking
- Gross Lease
- Accessible to I-88, Route 25, Route 31
- Affordable Lease Amount



Property Highlights:

Affordable Office Space in Aurora, located minutes from I-88 and Farnsworth. Convenient to major interstate highways, O'Hare International and Rockford International Airports. 45 minutes to Chicago. Very convenient and reasonably priced.

Great for sales office, call center, or general office use. Second floor office is from 1,200 to 2,400 sq. ft. First floor office is 1,200 sq. ft.



Lease Rate: \$8.00/sq. ft. Gross

For more information contact:
John Schutzzius
Mobile: (630) 201-0814
Office: (630) 499-9860
E-Mail: jrs@icricorp.com

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FOR
SALE

Industrial For Sale

1135 Mitchell Road

Aurora, Illinois 60505

Property Information:

- 14,000 sq. ft. Industrial Building
- 3.4 Acres of Land less cross easement
- Cell Tower rental income
- Accessible to I-88, Route 25, Route 31
- Warehouse 100% Leased
- Zoned M-1 Light Manufacturing
- City Water & Sewer
- Solid Income Stream



Property Highlights:

Excellent Investment Opportunity in Aurora, located minutes from I-88 and Farnsworth. Convenient to major interstate highways, O'Hare International and Rockford International Airports. 45 minutes to Chicago. Very convenient and reasonably priced.

2 acre parcel could be developed into another building. All except 3,600 sq. ft. office is fully leased.



Sale Price: \$1,385,000

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PROPERTY FACT SHEET

Type of Property: Industrial

Pin: 15-15-226-058, 15-15-226-056

Address: 1137 Mitchell Road, Aurora, IL 60505, Land Parcel

Total Building Size: 14,000 (source: public records)

Sale Price: 1135 Mitchell \$1,100,000.00
 Mitchell Land \$285,000
 \$1,385,000.00

Available Space: Unit 1A: 1,200 sq. ft.
 Unit 2A: 1,200 sq. ft.
 Unit 2B: 1,200 sq. ft.

Lease Price: Unit 1A \$800/mo
 Unit 2A \$800/mo
 Unit 2B \$800/mo

Rentable Square Ft. 3,600 sq. ft.

Taxes: 1135 Mitchell \$24,562.33 (2010 payable in 2011)
 Mitchell Land \$5,508.15

Usable Square Ft: 3,600 sq. ft.

Nearest Interstate: I-88

Land (includes 1135 Mitchell: 1.42 Acres
 easement): Mitchell Land: 2.02 Acres

Nearest Airport: Aurora Municipal

Zoning: M1 – Limited Manufacturing

Highway Access: Indian Trail, Route 31, Route 25

Present Use: Warehouse & Office

Security System: n/a

Parking lot: Gravel & paved road

Roof Age: 7-10 y.o.

Built: 1988

Basement: n/a

Construction: Metal

Elevator: n/a

Utilities to site:

Location: Kane County, Aurora, IL

Gas T
 Electric T
 Water T
 Waste T
 Sewer T

Heat: Gas

Sprinkler: None

County: Kane

Township: Aurora



3561 St Annes Ct, Suite #100, Aurora, IL 60506

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