

FOR  
LEASE

# 354-356 Smoke Tree Business Park

## North Aurora, Illinois 60542

### *Property Information:*

- 4,000 sf Unit
- Zoned B-2
- 2 Dock High Doors
- Great for Sales Office, Light Industrial, and General Business office
- 50% Office 50% Warehouse.
- Minimum Divisible: 2,000 sf



### *Property Highlights:*

Industrial Flex Space in North Aurora, located near I-88 and Route 31 (Lake Street). Convenient to major interstate highways, O'Hare International and Rockford International Airports. 45 minutes to Chicago. Very convenient and reasonably priced. 50% office, 50% warehouse. Ample parking. Rare small warehouse with dock-high doors.

**IMMEDIATELY AVAILABLE**

**PRICE: \$2700/mo Gross**

For more information contact:

John Schutzius

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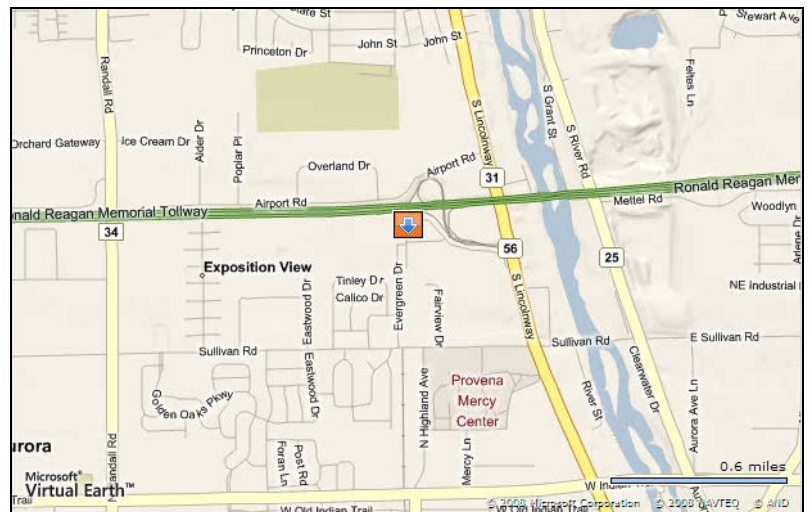
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**Industrial  
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# INDUSTRIAL COMMERCIAL REALTY AND INVESTMENT

## PROPERTY FACT SHEET

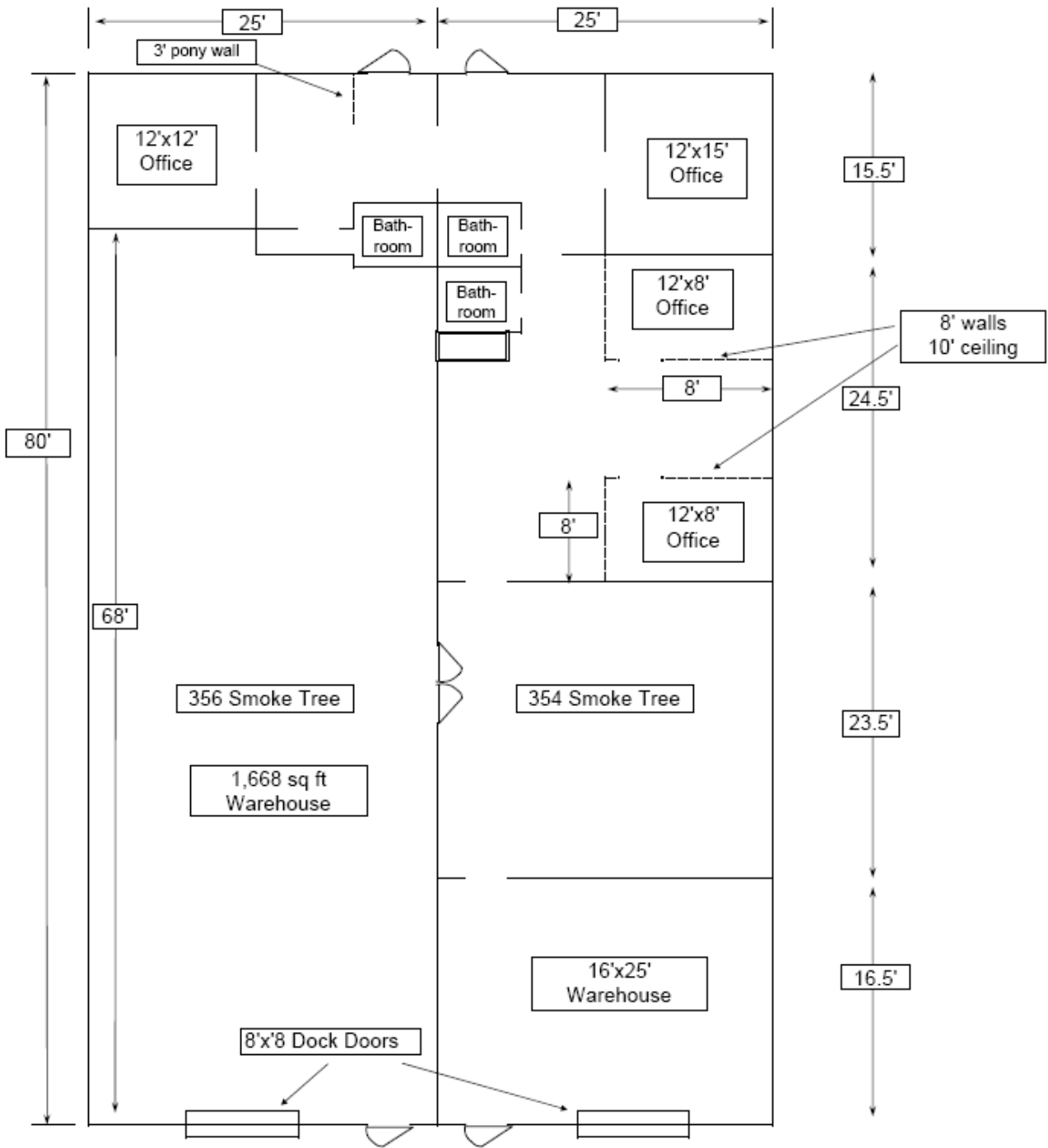
Type of Property:	Industrial	Pin:	15-09-201-013 344-356 Smoke Tree Industrial Park
Address:	354-356 Smoke Tree Business Park, North Aurora, IL 60542		
Total Building Size:	16,200 sf (source: public records)	Lease Type:	Gross
Available Space:	4,000 sq. ft. (two contiguous units)	Lease Price:	4,000 sf : \$2,700/mo
Lot Square Ft:	64,904	Annual Increase:	5.0 %
Office:	50 %	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:	Route 31, Randall Road
Construction:	1 Story Masonry	Security System:	Tenant Provides
Utilities Onsite:		Roof Age:	6 years
Gas	Tenant Pays	Internet:	Comcast, AT&T
Electric	Tenant Pays	Warehouse Heat:	1 Ceiling Mounted GFA
Water	Tenant Pays	Location:	North Aurora
Waste	Tenant Pays		
Sewer	Tenant Pays		
Heat:	GFA		
HVAC:	Office & Warehouse		
Sprinkler:	None		
Power:	110/220V		
Docks:	None		
Doors:	2 x 8'x8' Dock High Truck Doors		
Clear Height:	16' to deck, 13.5' to joists		
County:	Kane		
Township:	Aurora		



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### 354 & 356 Smoke Tree Layout



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