

AVAILABLE FOR SUBLEASE

90,000 SF



102 Overland Drive North Aurora, IL

90,000 SF

Available for Sublease

11 Exterior Docks

With Levelers

2,500 SF

Office



Specifications

| | |
|------------------------|-----------------------------------------------------------|
| Available: | 90,000 sf for sublease |
| Building Size: | 180,000 sf |
| Warehouse: | Exceptionally clean |
| Office | 2,500 sf / with 2 privates |
| Ceiling Height: | 30' |
| Loading: | 11 exterior dock w/ levelers 1 oversized drive-in door |
| Power: | 600 amps |
| Parking: | ±20 cars |
| Sprinklers: | ESFR |
| Term: | Sublease through 10/31/2027. |
| Sublease Rate: | \$6.50 psf modified gross |

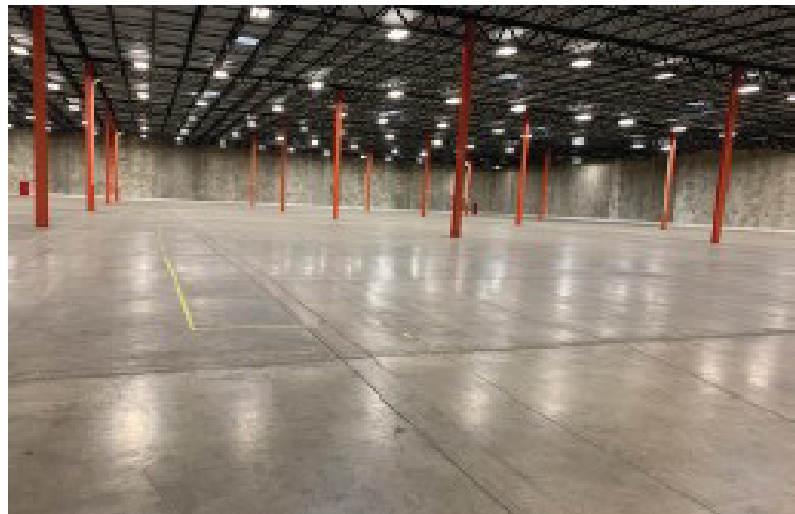


Ryan Mullins-Broker rmullins@coreindrealty.com
Frank Damato-Partner fdamato@coreindrealty.com
Nick Krejci -Partner nkrejci@coreindrealty.com

Submitted subject to error, change in status or withdrawal without notice.

AVAILABLE FOR SUBLEASE

90,000 SF



CORE INDUSTRIAL REALTY

1211 W. 22nd Street, Suite 529
Oak Brook, IL 60523
coreindrealty.com | 630-786-2424

Submitted subject to error, change in status or withdrawal without notice.

Ryan Mullins-Broker rmullins@coreindrealty.com
Frank Damato-Partner fdamato@coreindrealty.com
Nick Krejci -Partner nkrejci@coreindrealty.com