

NEW CONSTRUCTION
40,000-146,787 SF
For Lease



3080 Bilter Road

Aurora, IL

22 Trailer Stalls

Trailer Parking

3,100 SF

Spec Office (Expandable)

29 Exterior Docks

20 Fully Equipped

Specifications

Available	40,000-146,787 SF
Building Size	146,787 SF
Site	9.50 acres
Ceiling Height	32' clear
Spec Office:	3,100 SF (expandable)
Loading	29 ext docks (20 fully equipped) 2 drive-in doors
Trailer Parking	22 trailer stalls
Power	2,500 amps

Features

- Insulated precast panels
- 60 mil TPO roof with 20-year warranty
- 7" unreinforced slab with compacted aggregate base.
- Ample trailer parking provided on site
- Low DuPage County Taxes
- Access to I-88 via Eola Road, Farnsworth Avenue, and Route 59



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3080 Bilter Road

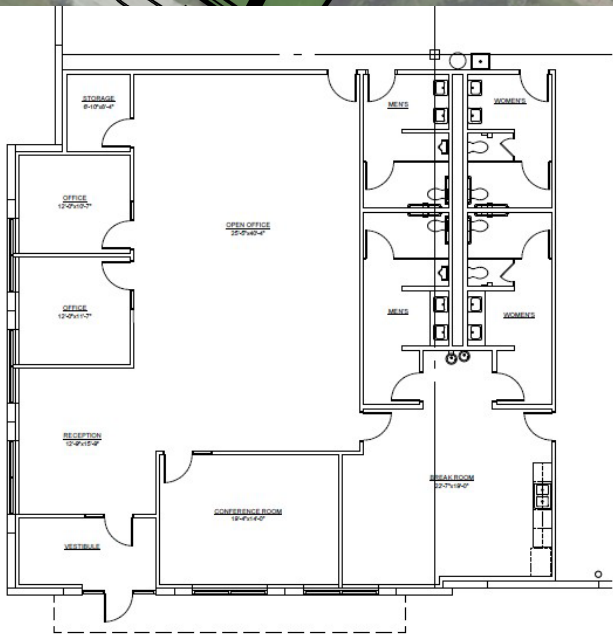
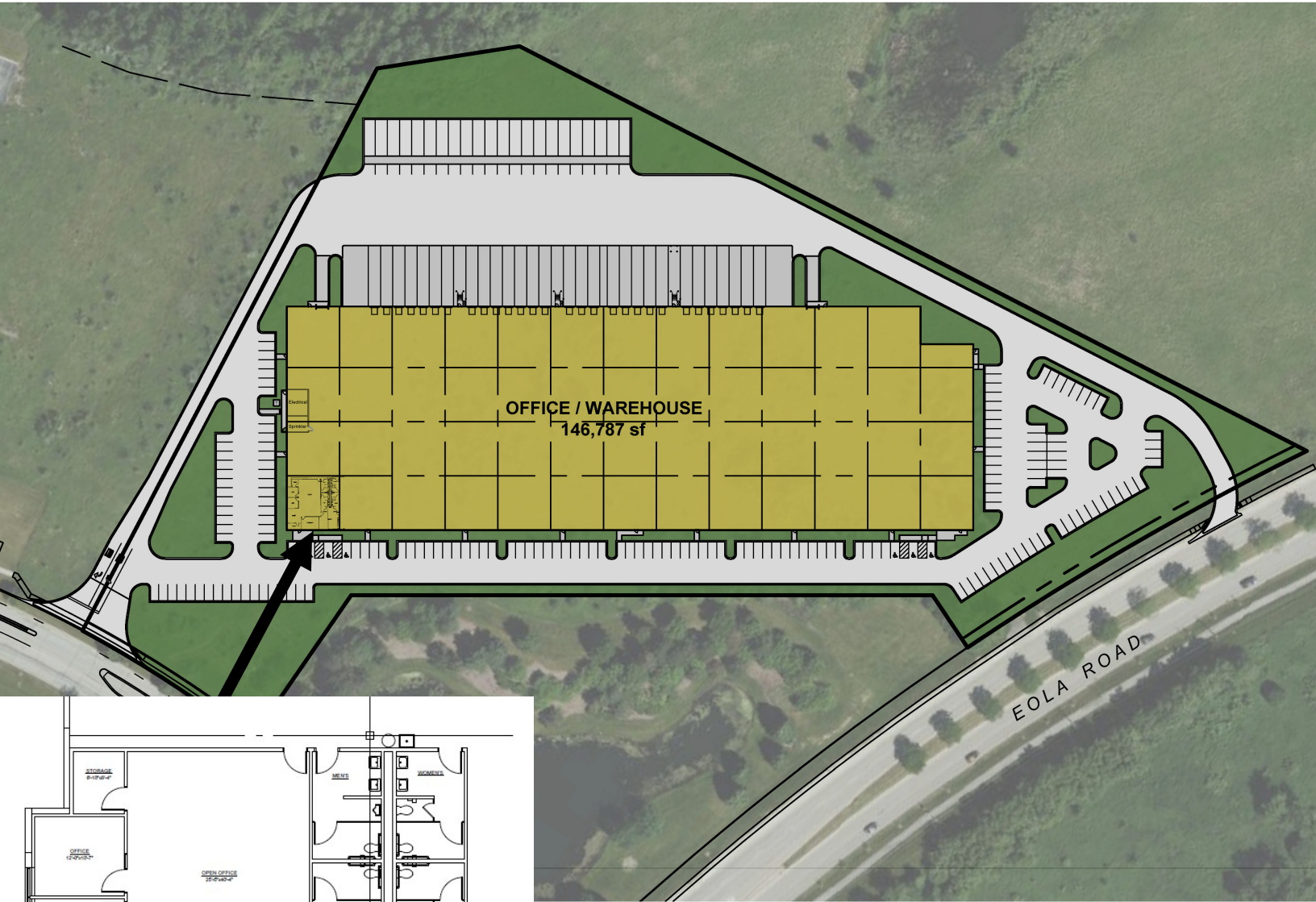
Aurora, Illinois

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HIGH STREET
LOGISTICS PROPERTIES



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NOTABLE DISTANCES

Logistics Parks

UP Intermodal Center (Joliet)	45 minutes
BNSF Railway Logistics Park (Elmwood)	50 minutes

Commuter Rail

Route 59 Station	4.6 miles, 12 minutes
Naperville Station	7.4 miles, 16 minutes

DESTINATIONS

O'HARE International Airport	40 minutes
Midway International Airport	47 minutes

VEHICLES PER DAY

I-88 Expressway	110,400
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DEMOGRAPHICS within 10-Mile Radius

Population

729,208

Labor Force

Aurora, IL maintains a strong labor force participation rate with key sectors including manufacturing, retail, and healthcare. (406,521 as of 2024)

Average Household Income

\$131,980

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