

Industrial Property For Lease



# AURORA TURNKEY OPPORTUNITY FOR SERVICE USERS

1419 5TH AVENUE, AURORA, IL 60504



## OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Available SF:	2,600 SF
Lot Size:	0.5 Acres
Renovated:	2025
Zoning:	B-3

## PROPERTY OVERVIEW

- Newly remodeled throughout
- New HVAC system in Office
- New water heater and water softener
- New unit heaters in shop
- “Big Ass” shop fan
- Two washrooms
- Two drive-in overhead doors (approx. 10’ x 14’)
- Includes an exterior shipping container for added storage space
- Ideal for storage, contractor, and service-oriented businesses

## LOCATION OVERVIEW

Located in a well-connected area of Aurora, the South Farnsworth corridor offers excellent accessibility and a diverse mix of uses, including landscapers, towing companies, and residential properties within unincorporated Kane County. Immediate access to Farnsworth Avenue and proximity to Interstate 88 provide seamless connectivity to the greater Chicago metro area.



# HIGH-ACCESS AURORA INDUSTRIAL OPPORTUNITY

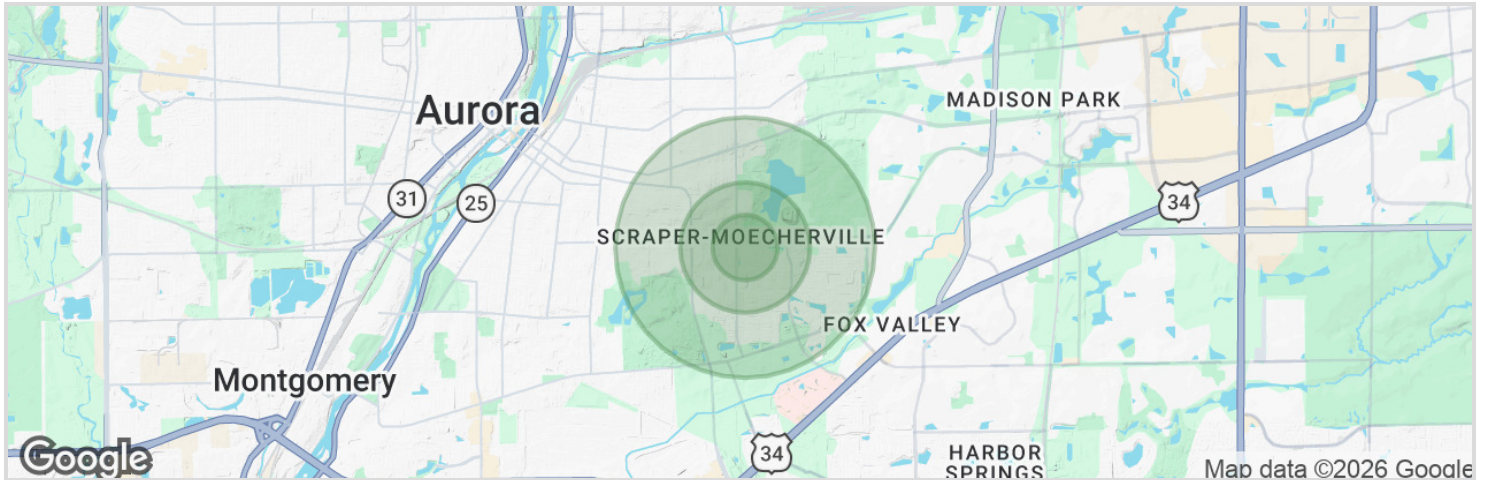
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## 1 mile



\$110,852

Median Household Income



1,001

Population



281

Households



32.7

Median Age



\$62,312

Median Disposable Income

## 3 miles



\$103,277

Median Household Income



4,029

Population



1,077

Households



30.8

Median Age



\$71,844

Median Disposable Income

## 5 miles



\$91,763

Median Household Income



15,605

Population



4,428

Households



31.9

Median Age



\$77,729

Median Disposable Income