

**61,897 SF  
AVAILABLE  
FOR LEASE**

**1207  
BILTER ROAD**

AURORA, IL 60502

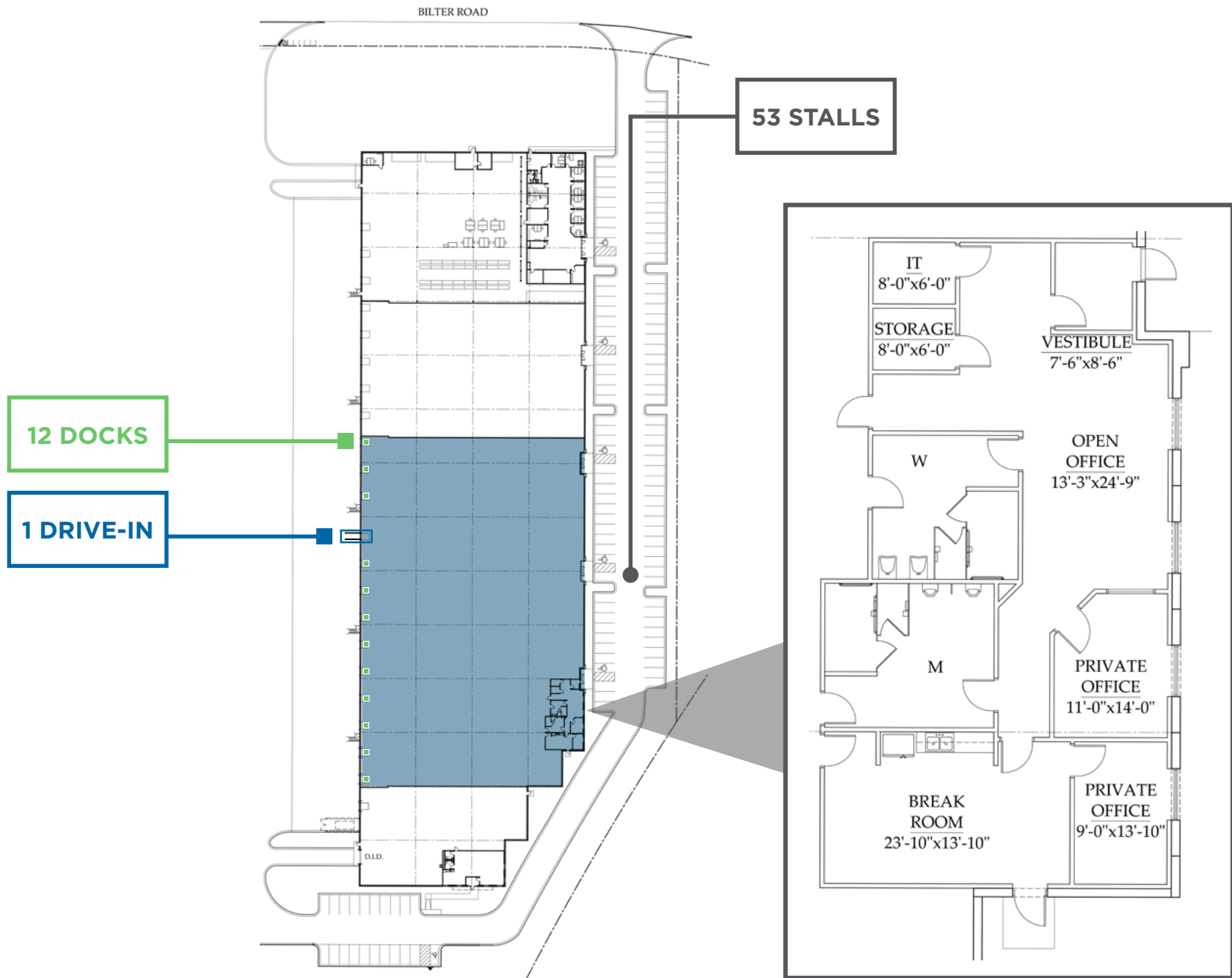
**FOR LEASE**

**61,897 SF AVAILABLE IMMEDIATELY**

**nuveen**

 **CUSHMAN &  
WAKEFIELD**

# SITE PLAN



# PROJECT SPECS

<b>Available Space:</b>	61,897	<b>Year Built</b>	2007
<b>Office Area:</b>	2,016 SF	<b>Sprinkler System:</b>	ESFR
<b>Clear Height:</b>	30'	<b>Power:</b>	800 Amp/480 Volts/3-phase
<b>Exterior Docks:</b>	12 Exterior Docks	<b>Real Estate Taxes:</b>	\$1.91 PSF
<b>Drive-In Door:</b>	1 Drive-In Door	<b>Operating Expenses:</b>	\$1.10 PSF
<b>Car Parking:</b>	53 Stalls	<b>Lease Rate:</b>	Subject to Offer



**¼ Mile to  
Farnsworth Rd and  
I-88 Interchange**



**Low Kane County  
Real Estate Taxes**



**CONTACT THE  
LEASING TEAM**

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**READY TO LEARN MORE? GET IN TOUCH:**

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