

RENTAL RATE
CONTACT BROKER
FOR RATE
SALE PRICE
**SUBJECT TO
OFFER**

FOR SALE/LEASE

220 Poplar Place

North Aurora IL 60542

AVAILABLE WAREHOUSE

30,000 SF

60,000 SF

- Industrial/Warehouse Available
- 16' Clear Height
- (3) Overhead Doors - 12x14
- (1) Recessed Dock
- 14,000 SF Outdoor Storage
- 4,000 AMP - 480/3P Power
- 69 Parking Stalls
- Fire Sprinkler System & LED Lighting

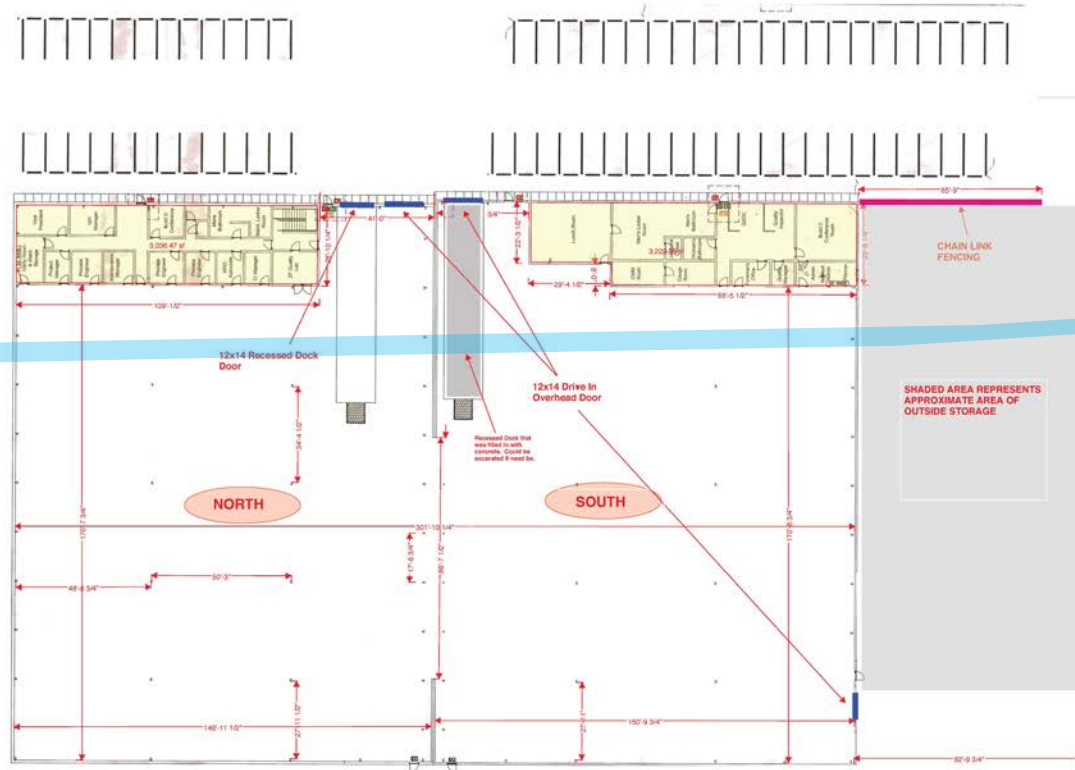
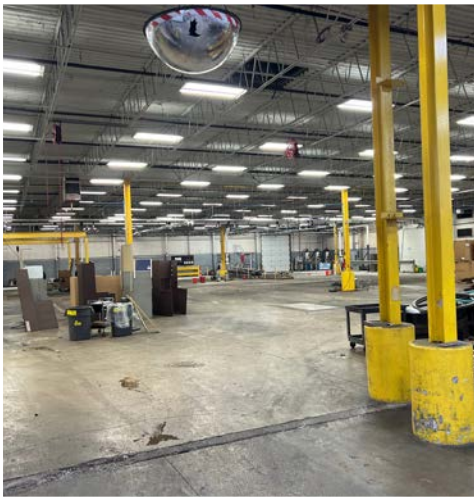
Contact Information:

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16' Clear Storage Height

Both sides of building have separate water and electric meters.

Both sides of building have their own fire pump/ sprinkler system.

Both sides of building have 4000 amp 480/3P power. North side has (2) 2000 amp services and south side has (1) 4000 amp

South Side office is approximately 3,200 sf

North Side office is approximately 3,000 sf

North Side office has storage above the office space.

Both sides of the building have trench drains.

All of the overhead doors are 12'w x 14'h

Outside storage is approximately 14,000 sf

69 parking spaces located on the East Side of the building.

Both sides of the building are each approximately 30,000 sf.

All dimensions and sf listed on this sheet are approximate.

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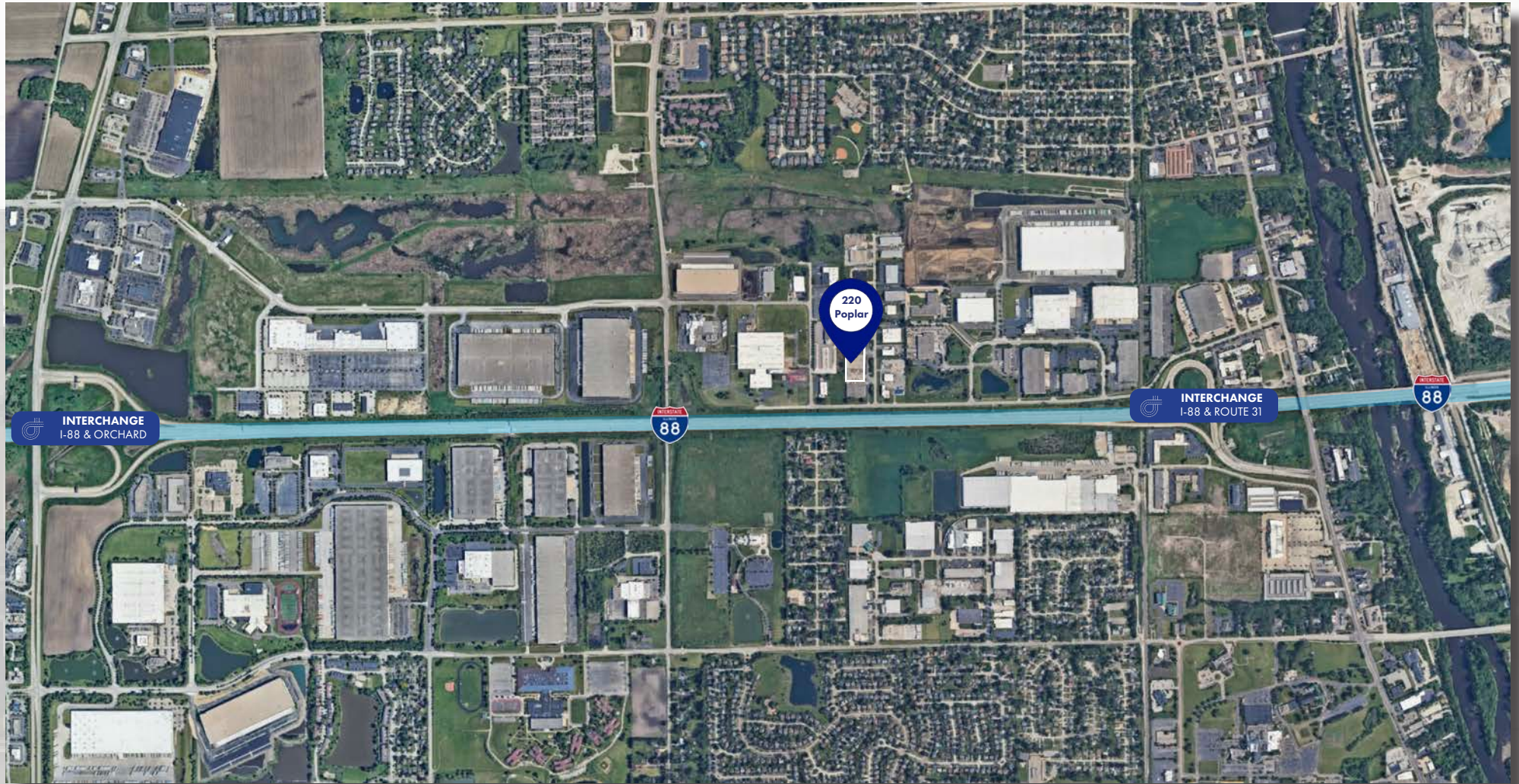
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