

For Sale & Lease

920-932 East Benton Street, Aurora, IL 60505

32,932 SF Industrial Building For Sale/Lease



Location Description

Located a mile east of Downtown Aurora

Property Highlights

- Two-story industrial building
- 16,466 SF per floor
- Minimal office and restrooms on each floor
- Freight Elevator
- Potential for Multifamily Redevelopment
- Large parking lot
- 2 Exterior docks
- Ceiling height: 11 feet

Offering Summary

Sale Price:	\$1,600,000
Lease Rate:	\$6.50 SF/yr (NNN)
Building Size:	32,932 SF
Lot Size:	1.22 Acres
Available SF:	32,932 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	7,467	40,049	85,799
Total Population	26,766	123,836	249,987
Average HH Income	\$83,223	\$102,829	\$118,779

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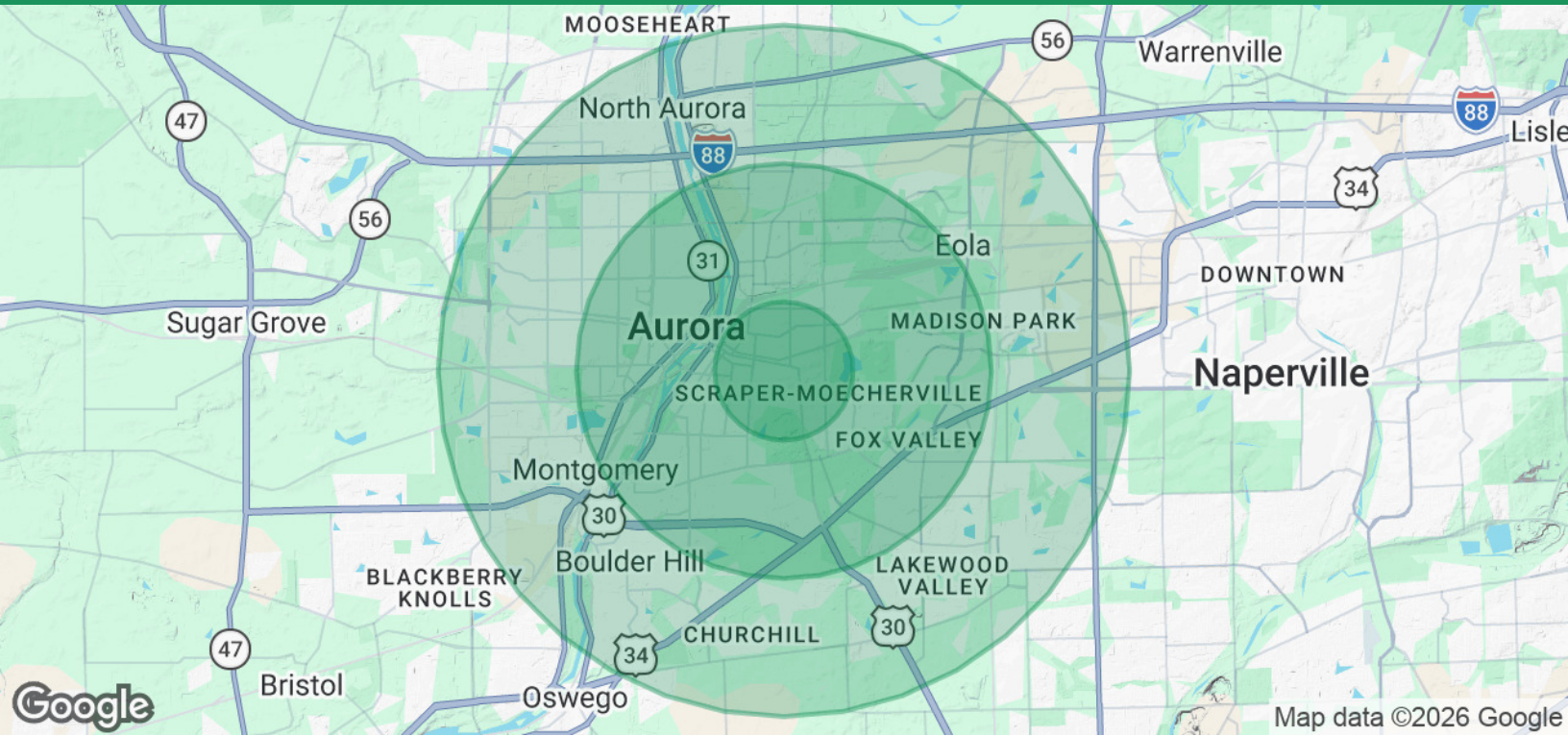
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Population

	1 Mile	3 Miles	5 Miles
Total Population	26,766	123,836	249,987
Average Age	31.9	34.0	35.9
Average Age (Male)	34.1	34.4	35.9
Average Age (Female)	30.4	35.2	37.0

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	7,467	40,049	85,799
# of Persons per HH	3.6	3.1	2.9
Average HH Income	\$83,223	\$102,829	\$118,779
Average House Value	\$188,954	\$252,527	\$295,836

2023 American Community Survey (ACS)

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