



580  
EXCHANGE CT  
AURORA, IL



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Fully Air Conditioned Warehouse with High Parking Capacity  
580 Exchange Court | Aurora, Illinois

Highlights

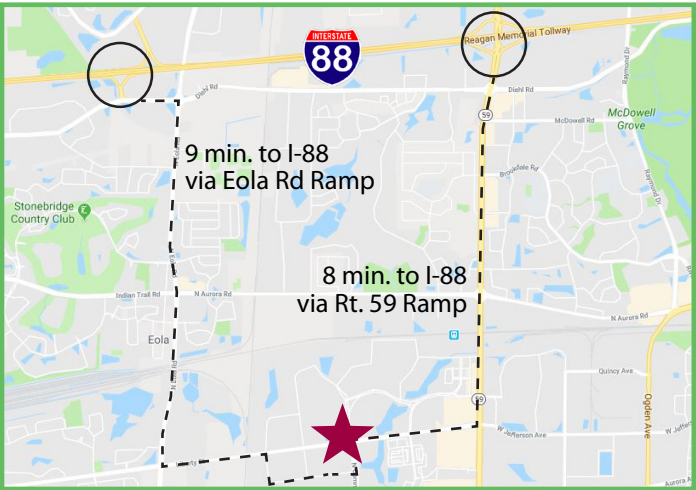
- 1.3 miles from Naperville Metra station
- Close proximity to two accessible I-88 ramps (via Eola Rd or Rt. 59)
- Ideally located near numerous shopping, retail, and restaurants
- Expandable parking/outdoor storage (1.5 acres)
- Former call center
- Located in the prestigious Meridian Business Campus
- Ideal corporate headquarters
- Access to multiple fiber & power providers
- Trailer parking potential
- Building improvements underway!
- Trailer Parking Permitted!
- Heavy Power!

Details

- Total Building: 30,100 SF
- Land: 3.5 Acres
- Office: 20,000 SF (can be reduced to ± 7,500 SF)
- Loading: 2 Drive-in Doors (interior dock can be added)
- Ceiling Height: 22'
- Power: 2000 Amps/480 Volts
- Parking: 300 Cars
- \*90 immediately available, additional can be delivered Q2 2020

Pricing

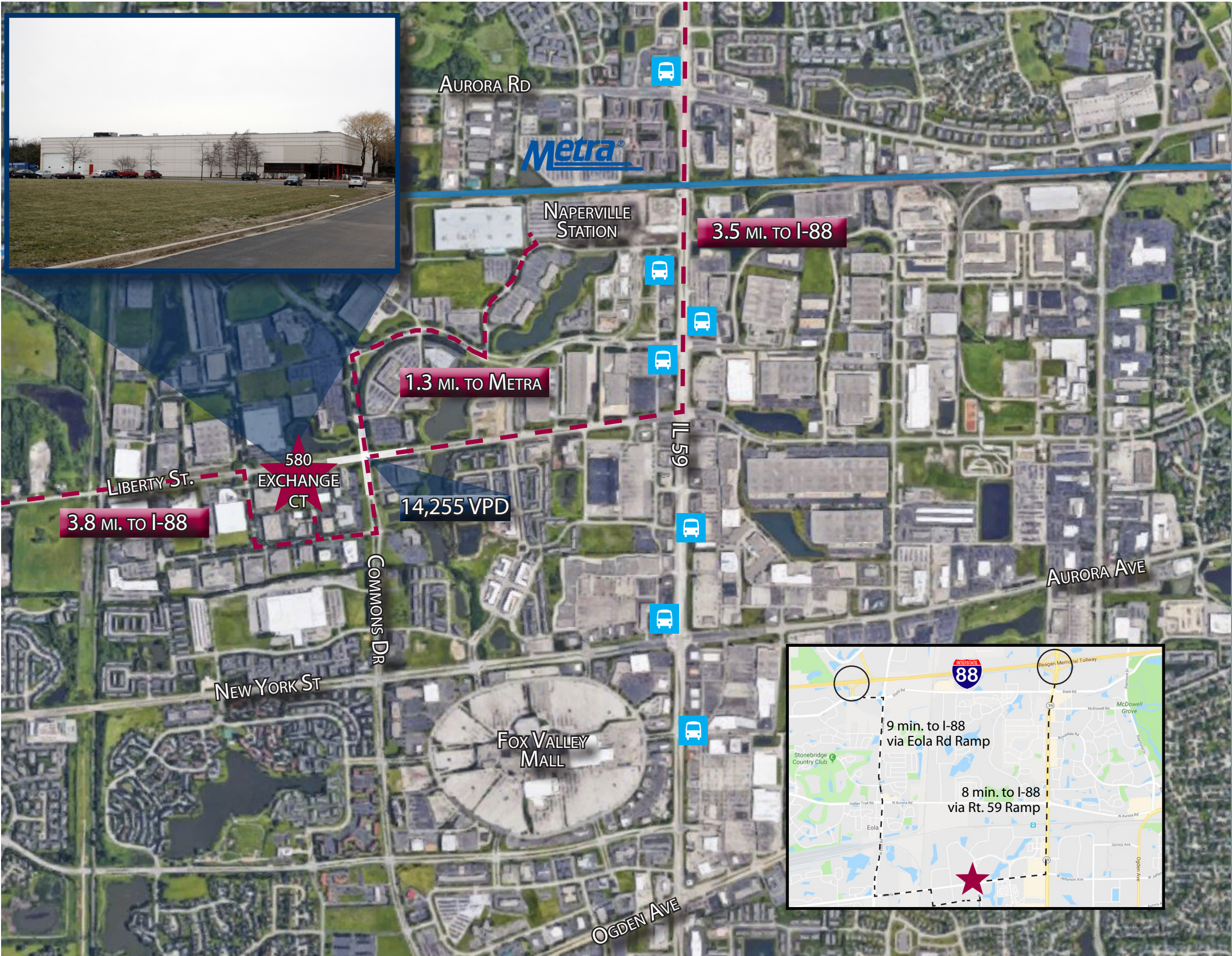
- |                |                   |
|----------------|-------------------|
| ▪ Sale Price:  | Subject to Offer  |
| ▪ Lease Price: | \$5.95 Net        |
| ▪ R.E. Taxes:  | \$1.51 PSF (2017) |



Institutionally Owned & Managed by:  BRIT PROPERTIES, LLC



# LOCATION ANALYSIS



**Naperville Metra Station**  
Pace Bus #559



**Chicago - Kansas City Expwy (I-88)**



**Fox Valley Mall**  
PetSmart  
Marshalls  
Crate & Barrel Outlet  
Best Buy  
Ulta Beauty  
Kohls  
Petco



**TGI Friday's**  
Chipotle  
Chili's Grill & Bar  
Hooters  
Steak'n Shake  
Hopvine Brewing Company  
Red Lobster  
On The Border Mexican Grill  
Arby's  
The Patio  
Olive Garden  
Raising Cane's Chicken Fingers



**Target**  
Meijer  
Aldi



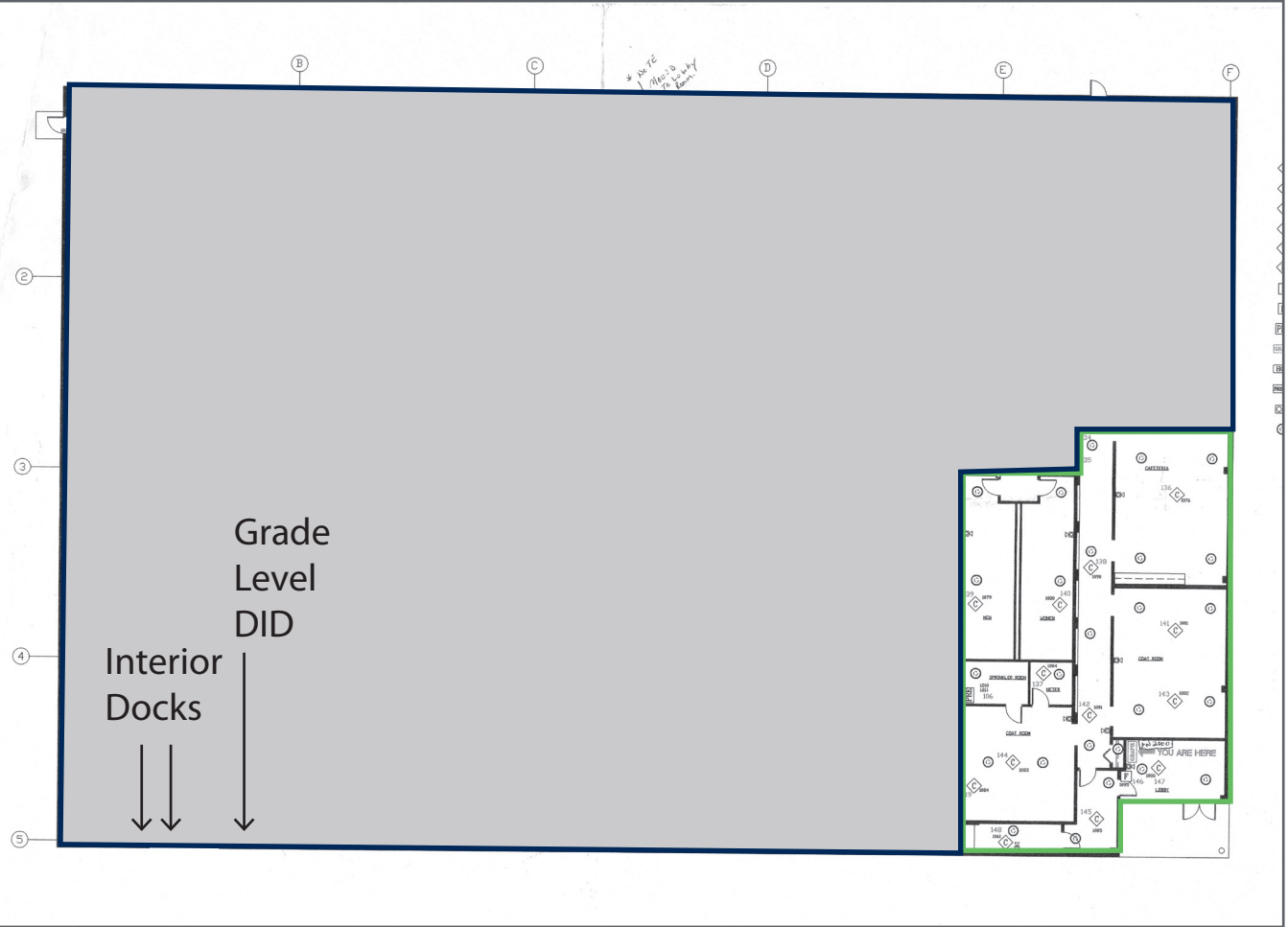
EXISTING LAYOUT



Existing Warehouse

Existing Office & Call Center/Showroom

CONCEPTUAL LAYOUT WITH SCALED BACK OFFICE







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