

3350 FRIEDER LANE | AURORA, IL

503,244 SF AVAILABLE, DIVISIBLE



Artist's conceptual rendering

INDUSTRIAL
GRADE

Butterfield Spec VI Center for Business and Industry

- New spec building in the Butterfield Center for Business and Industry, a Class-A business park
- Excellent Interstate 88 frontage and visibility
- Close proximity to both the Eola Road and Route 59 four-way interchanges on I-88
- Fully-fenced and secured site with a single entry point
- Suitable for single-tenant or multi-tenant configurations
- A joint development of The Levy Organization, Development Resources, Inc. and Sterling Bay

AERIAL OF SITE



Sterling Bay



LEVY FAMILY PARTNERS, LLC.

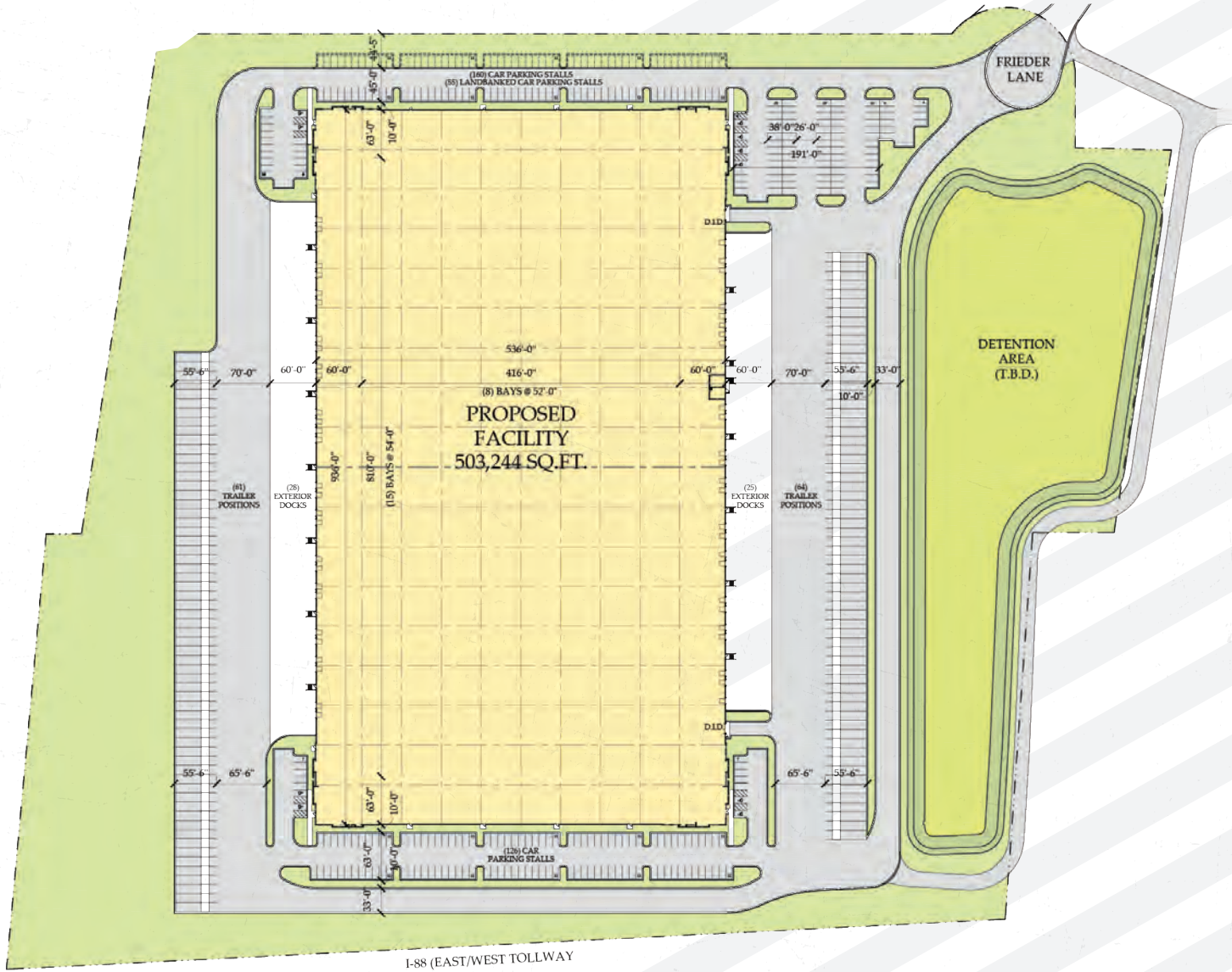
Development Resources, Inc.
Real Estate Development/Consulting

Butterfield Spec VI Center for Business and Industry

CONTACT FOR LEASING INFO

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ADDRESS
3350 Frieder Lane, Aurora, IL

SIZE
503,244 SF

LAND SITE
~35.73 Acres

OFFICE SPACE
To Suit

CEILING HEIGHT
36' clear height

COLUMN SPACING
54' x 52' bays (60' staging bays)

LOADING
53 exterior truck docks (expandable)
2 drive-in doors

SPRINKLERS
ESFR system

LIGHTING
T-5 fluorescent fixtures, with motion sensors

HVAC
Roof-mounted air-makeup units

POWER
4,000A @ 277/480V

PARKING
286 car spaces (expandable),
125 trailer stalls (expandable)

FLOORS
7" unreinforced concrete slab

LEASE RATE
Subject to Offer

DELIVERY
1Q 2020