

# INDUSTRIAL SPACE FOR LEASE

1016 AIRPARK DRIVE  
SUGAR GROVE, IL 60554

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Neil Johnson  
Managing Director/Broker  
O: 630.938.4950  
[neil.johnson@svn.com](mailto:neil.johnson@svn.com)

1016 AIRPARK DRIVE BLDG

# Property Summary



## OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	Negotiable
Lot Size:	2.01 Acres
Year Built:	1991
Building Size:	20,000 SF
Zoning:	M1
Market:	Chicago - Far West
Submarket:	Kane County

## PROPERTY OVERVIEW

Flex industrial space in Aero Corporate Park. Quality, multi-tenant brick building. with well-kept landscaping. Office sizes vary by unit.

Units feature front offices, two restrooms, 16' ceiling in warehouse, 14x14 overhead door, rear walk-in door, 200 AMP 3-phase electric power. Office spaces have separate HVAC. Warehouse areas have ceiling-hung gas furnaces

Shared outdoor 54' depressed dock located at north end of building. Private paved parking with 43 total spaces.

## LOCATION OVERVIEW

Aero Corporate Park is located at at Dugan Rd, just north of US Hwy 30, and immediately west of the Aurora Municipal Airport. The property is 48 miles due west of downtown Chicago.

Distance to Rt. 47 [3 mi], Orchard Rd [6.5 mi] Rt. 23 [14 mi], downtown Aurora [9 mi]. Easy access to I-88 east/west tollway and Rt. 47. 30 minute drive to DeKalb, Naperville or St. Charles.



# Property Highlights

## LEASE HIGHLIGHTS

- Flex industrial space in multi-tenant building
- Common outdoor depressed dock
- 14x14 electric drive-in doors
- 200 AMP, 3-phase power per unit
- 100K BTU gas fired furnace in warehouse

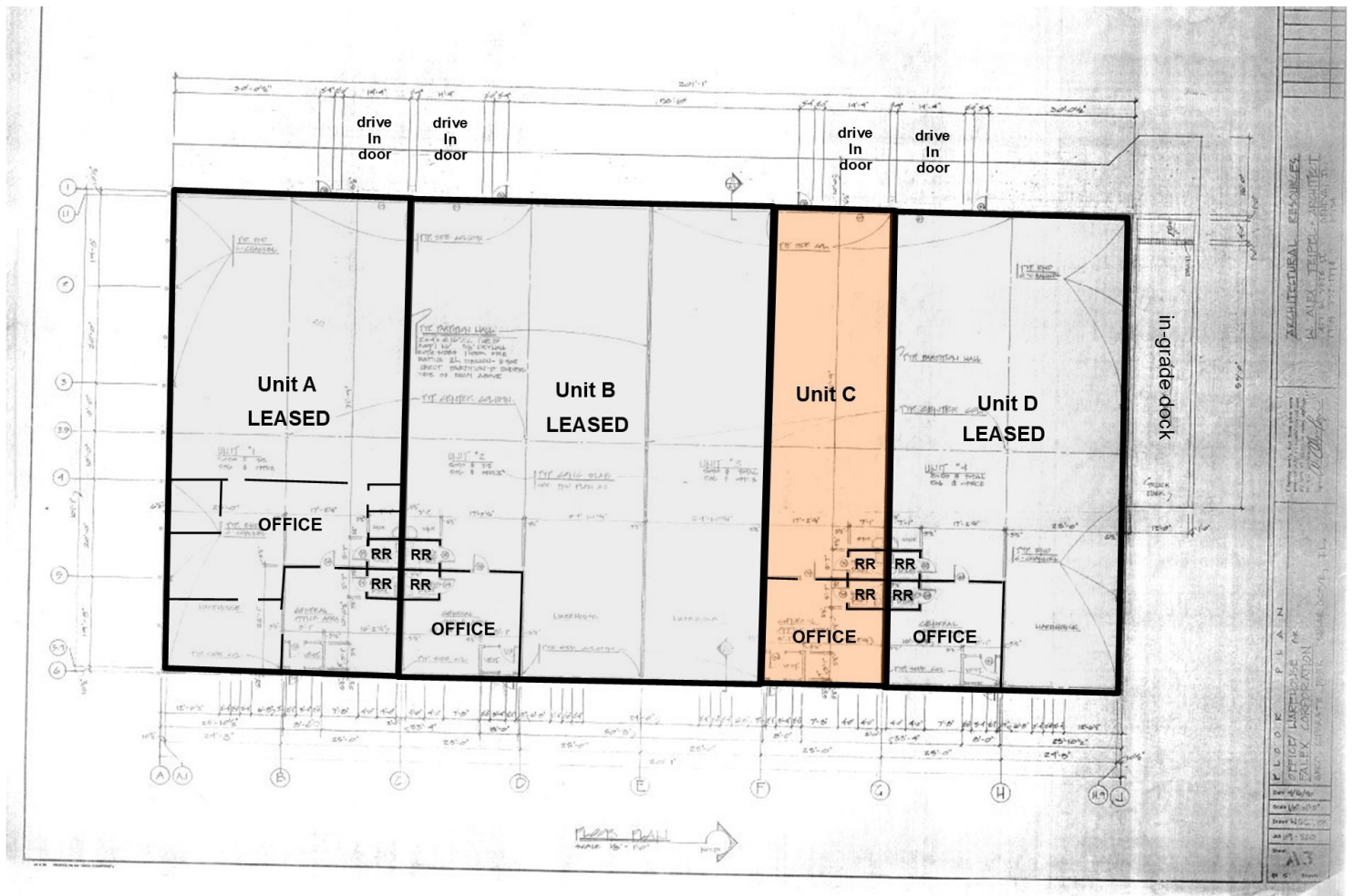




# Aerials



# Floor Plan





# Available Spaces

<b>LEASE RATE:</b>	NEGOTIABLE	<b>TOTAL SPACE:</b>	FULLY LEASED
<b>LEASE TYPE:</b>	-	<b>LEASE TERM:</b>	Negotiable

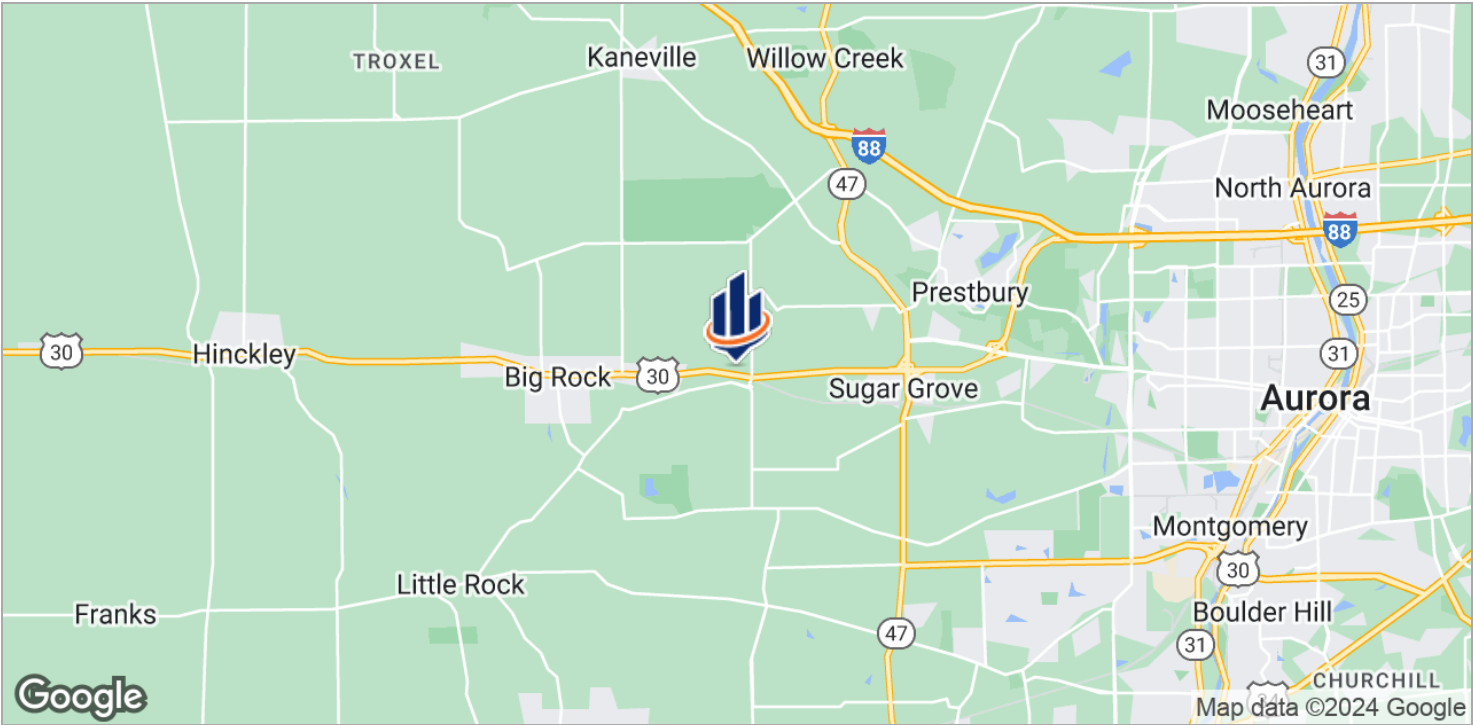
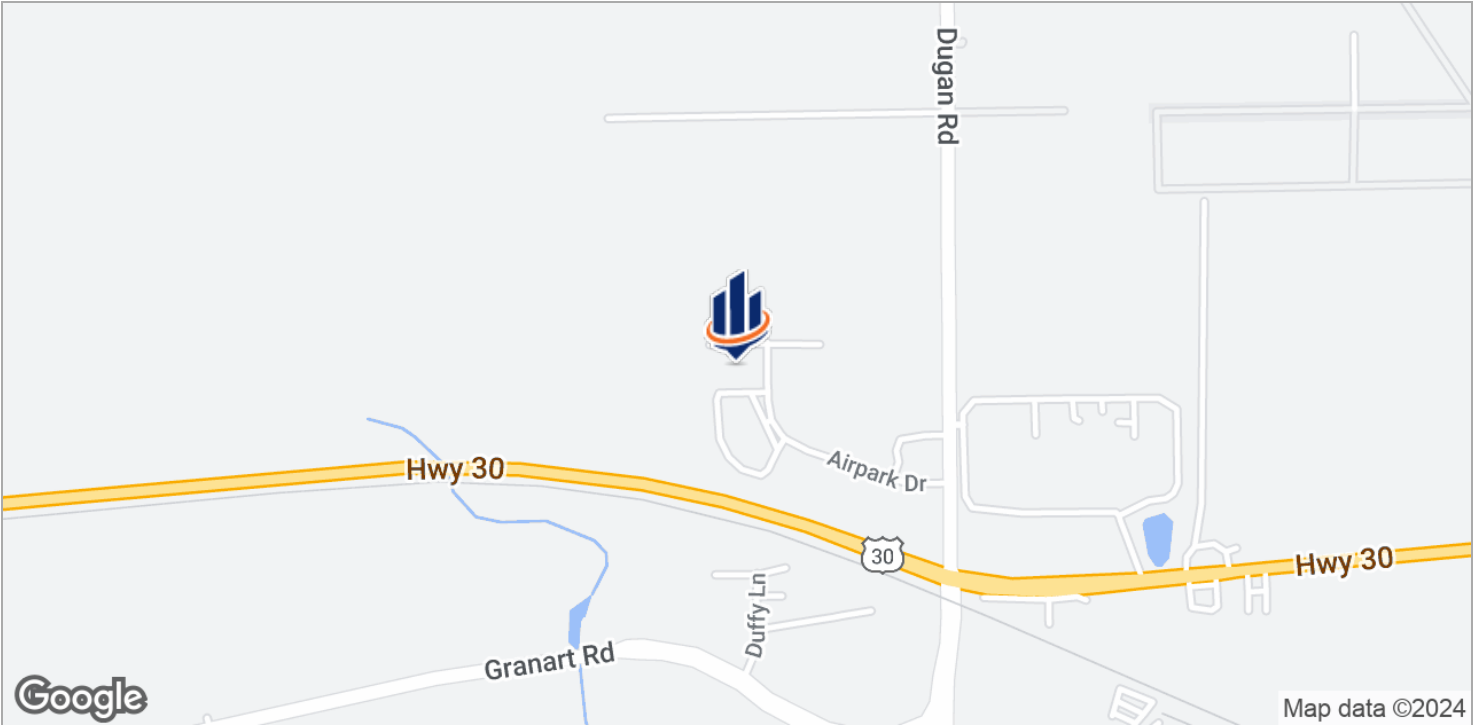
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Unit C	Flex Space	\$6.50 SF/yr	NNN	2,500 SF	Negotiable	2,500 sq ft unit w/ 500 sf finished office. Currently owner-occupied. Will vacate for strong tenant and lease terms. 2 restrooms. 14X14 DID. Tenant is responsible for prorated taxes, maintenance, landscaping & snow removal.

# Suite C



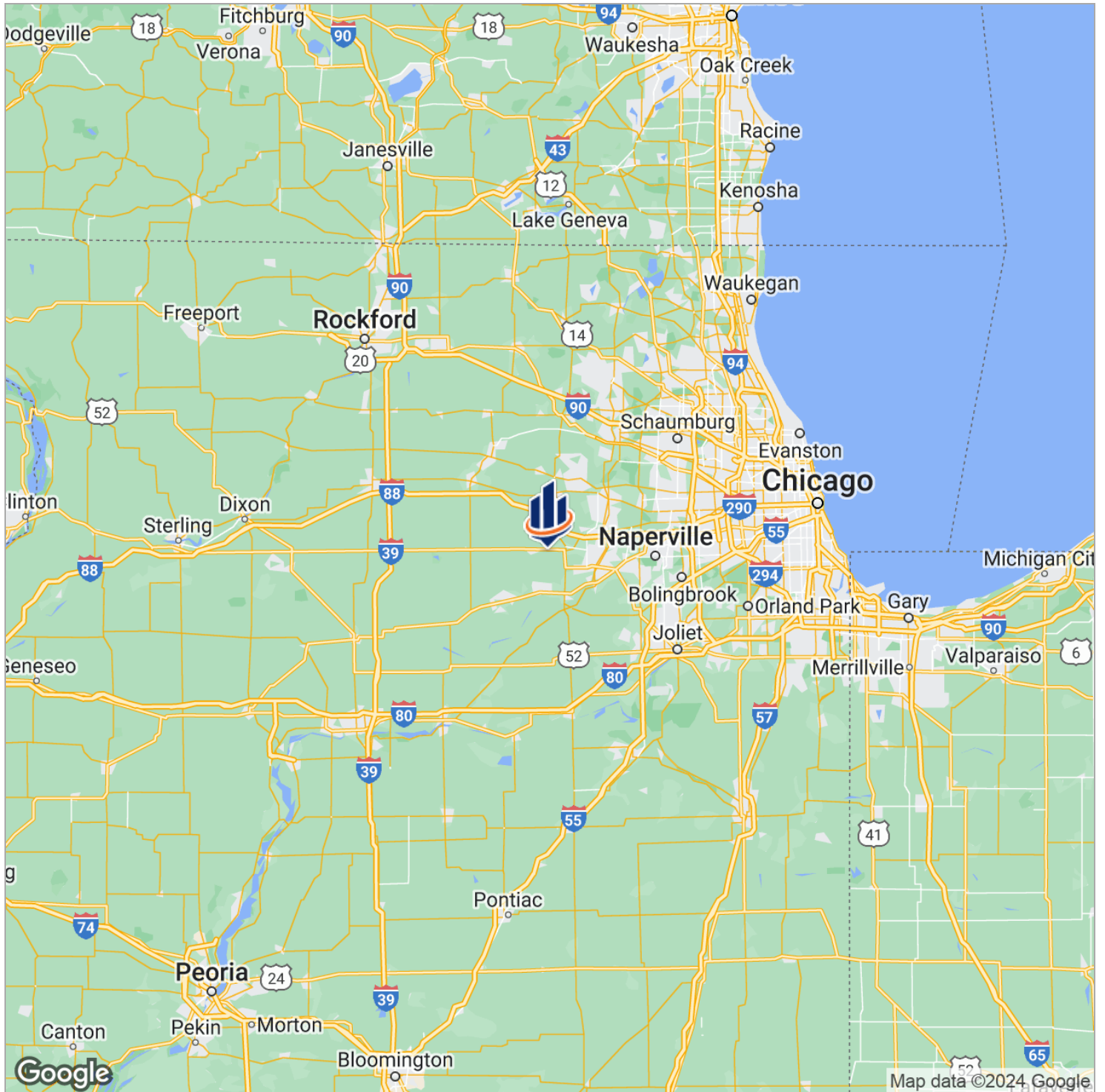


# Location Maps





# Regional Map



# Village Info



## HIGHLIGHTS

Airports: Aurora Municipal, Midway, O'Hare

Transportation Access: I-88, US Rte 30, IL Rtes 47 & 56

Pace Bus: 3 nearby local routes

BNSF (Burlington Northern Santa Fe) Railroad

Chamber of Commerce and Industry

Waubonsee Community College

Festivals, Farmer's Market

## SUGAR GROVE, IL

Far west suburban Chicago village in Kane County. It has maintained its quiet country charm while existing in close proximity to a municipal airport, rail system and major road system.

Excellent schools, churches, parks and play areas, extensive youth sports programs and numerous community organizations.

42 miles west of Chicago and is part of the State of Illinois Research & Development Corridor. Excellent transportation access for business and personal needs.

Western neighbor to Aurora, Illinois' second largest city.

BNSF Burlington Northern Santa Fe) Railroad crosses Sugar Grove from east to west, providing a rail spur for industrial opportunities.



# Kane County Info



## HIGHLIGHTS

County seat is Geneva

Comprised of 16 townships

Accessible Airports: O'Hare, Midway, DuPage, Aurora Municipal

Rail: Metra stops in Elgin, Aurora, Geneva, LaFox, Elburn

Pace Bus Routes

Extensive biking and hiking trail system

Interstates: I-88, I-90  
US Highways: 20, 30, 34

Higher Education: Aurora University, Judson University, Elgin Community College, Waubesa Community College

## KANE COUNTY, IL

2016 Population: Over 526,000

Land Area: 524 square miles

Notable feature is the Fox River. Largest cities are situated along the river - Aurora, Elgin, St Charles, Geneva, Batavia.

The 2030 Land Resource Management Plan divides the county into 3 areas: Urban Corridor - eastern portion, Critical Growth Corridor - middle portion, Agricultural Corridor - western portion.

Thriving commercial base. Farming has long been a way of life and an important economic activity in Kane County. Some farmland has been converted to accommodate increased growth. Official efforts are being made to preserve & protect farmland.

Forest Preserves: Approximately 20,000 acres.