

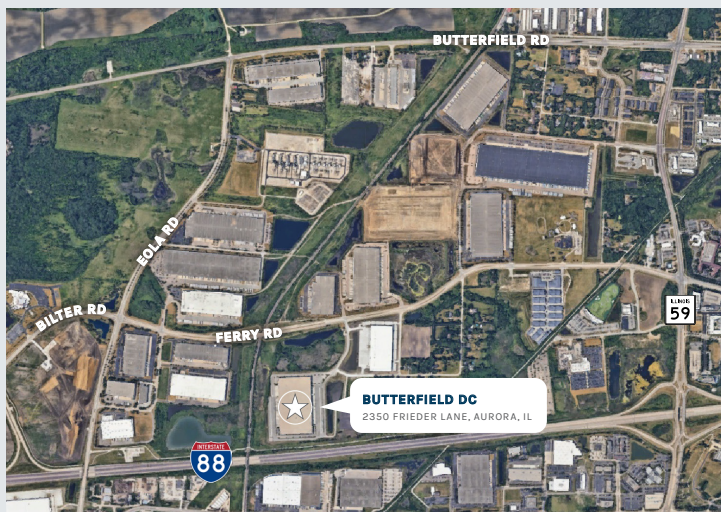


ARES
INDUSTRIAL
MANAGEMENT

BUTTERFIELD DC

2350 FRIEDER LANE, AURORA, ILLINOIS, 60502

167,860 Leasable SQ FT | Class A Warehouse Facility



BUILDING HIGHLIGHTS

- 167,860 SF
- 35.73 AC land site
- 2,384 SF office area
- 36' clear height
- 52' x 52' bays (60' staging bays)
- 15 exterior docks (exp. to 23)
- 1 drive-in door
- ESFR sprinkler system
- LED lighting with motion sensors
- Roof-mounted makeup-air HVAC units
- 1,000A @ 277/480V power
- 160 car parking (expandable)
- 10 trailer stalls (expandable)
- 7" unreinforced concrete slab floors

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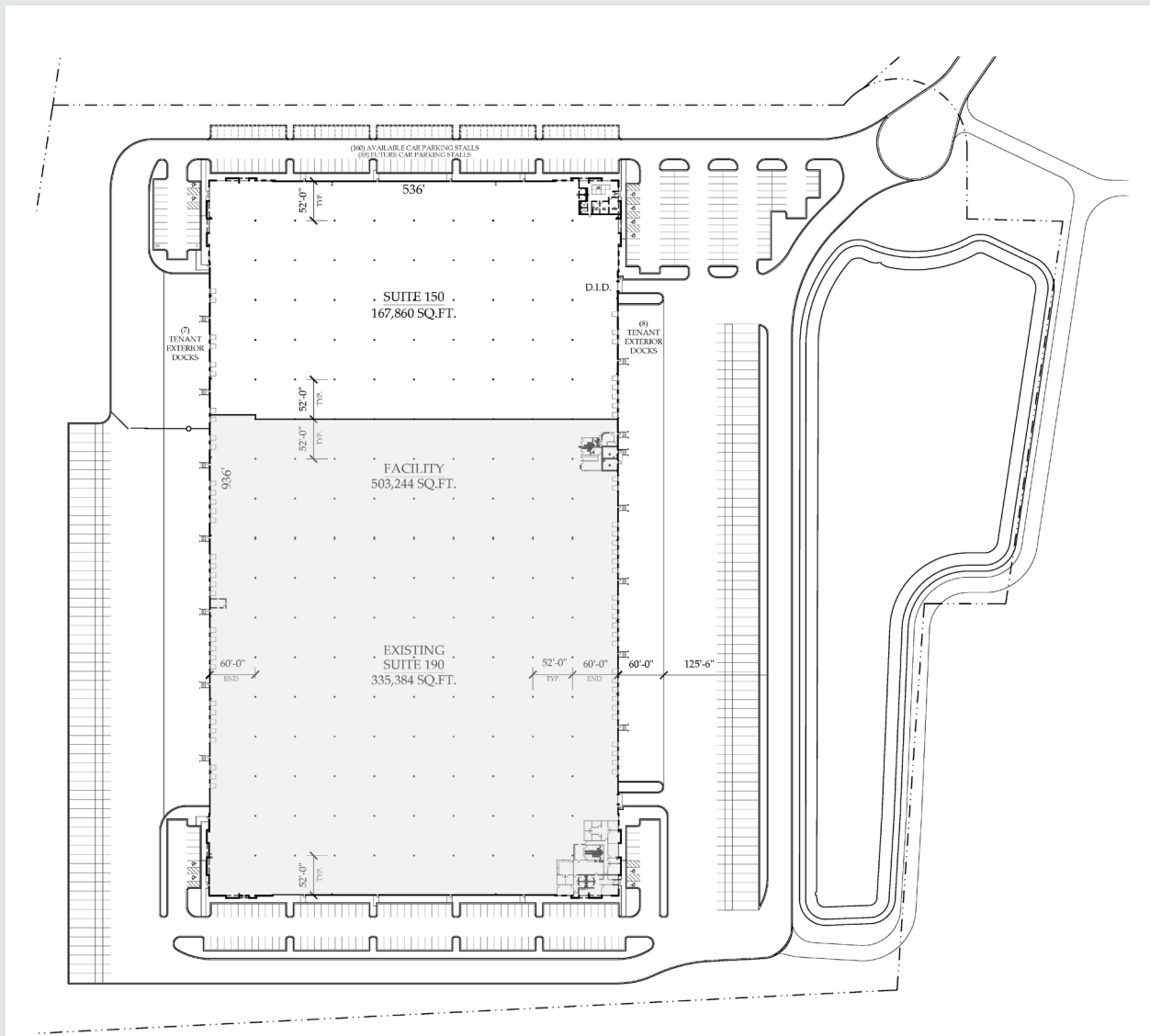


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