Butterfield Spec VI

Ferry Road | Aurora, IL

501,696 Square Foot Distribution Facility

I-88 Frontage & Visibility

Building Size:	501,696 Sq. Ft.
Land Site:	±35.73 Acres
Office Space:	To Suit
Ceiling Height:	36' clear height
Column Spacing:	52' 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
Car Parking:	307 spaces (expandable)
Trailer Parking:	125 stalls (expandable)
Construction:	Precast concrete panels (R-12)
Floors:	7" unreinforced concrete slab
Lease Rate:	Subject to Offer
Possession:	Summer 2018
Comments:	■ 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

For more information, please contact:

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COLLIERS INTERNATIONAL
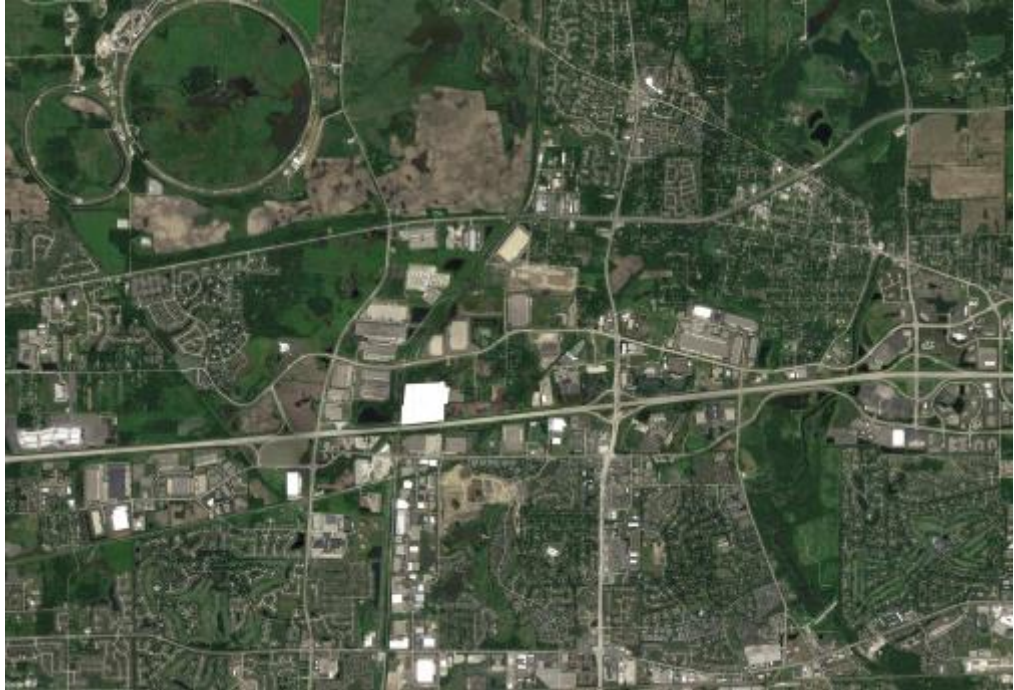6250 N. River Road
Suite 11-100
Rosemont, IL 60018

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Site Aerials

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Site Plan

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FEBRUARY 7, 2017 #15096

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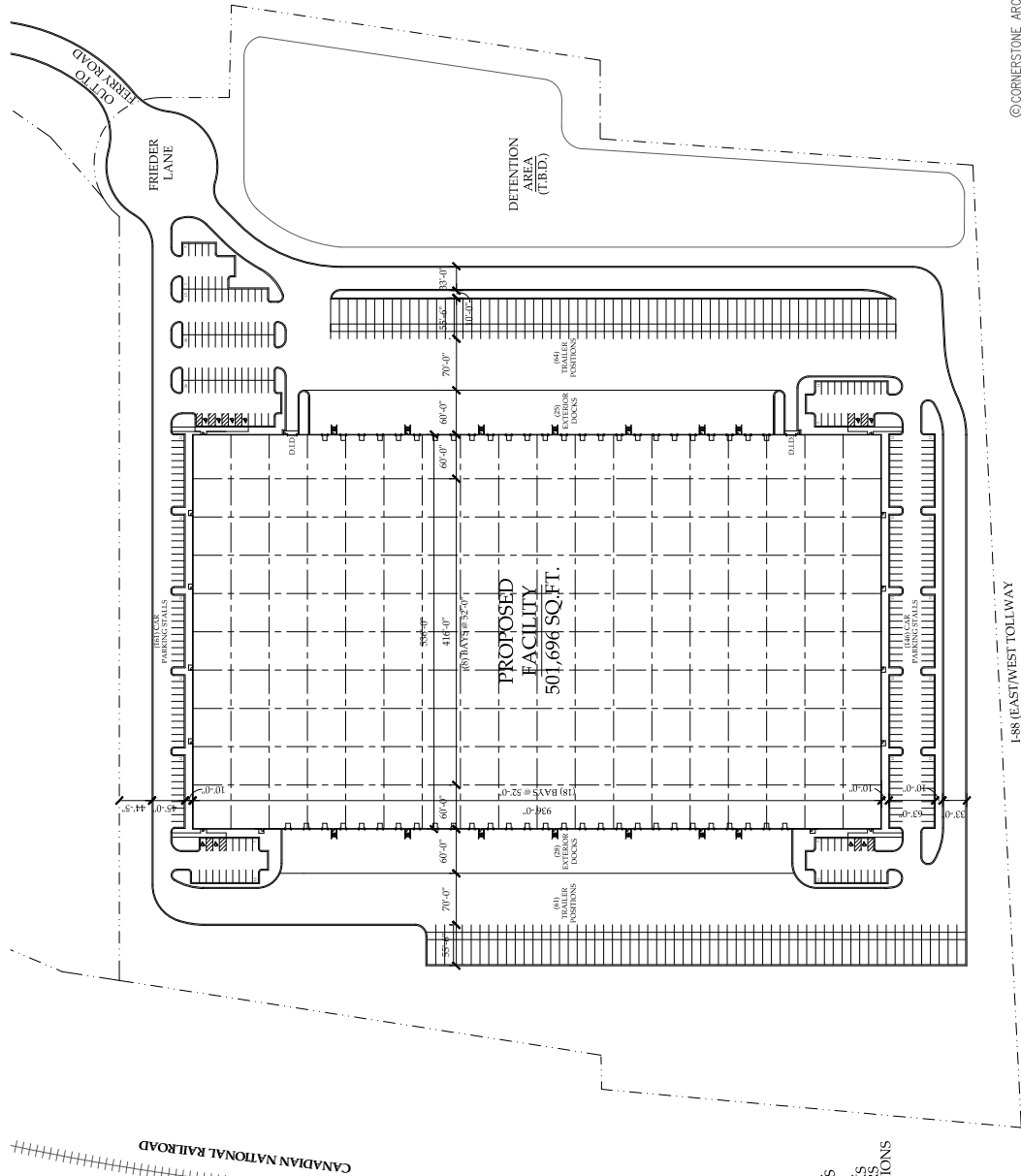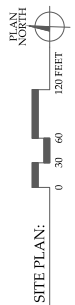No warranty or representation is made to the
accuracy of the foregoing information.

Colliers INTERNATIONAL

DATA:
SITE AREA:	±1,562,754	SQ.FT.
	±35.87	ACRES
BUILDING AREA (GROSS):	501,696	SQ.FT.
EXTERIOR DOCKS:	53	DOCKS
DRIVE-IN-DOORS:	2	DOORS
TRAILER POSITIONS:	125	POSITIONS
CAR PARKING:	307	CARS
CLEAR HEIGHT:	36	FEET
F.A.R.:	.32	

PLAN NORTH

0   30   60   120 FEET

SITE PLAN:

PROPOSED FACILITY
AURORA, ILLINOIS