



LIBERTY
PROPERTY
TRUST

FOR LEASE

203,092 SF

801 Bilter Road, Aurora, IL



ABOUT THIS PROPERTY

- Available: 203,092 SF (divisible)
- ♦ Haz Mat Storage: 58,456 SF
- ♦ Office Space: 3,740 SF
- ♦ Mixing Room: 1,331 SF
- Rental Rate: STO
- ♦ Taxes: \$1.03/SF
- ♦ CAM: \$0.50/SF

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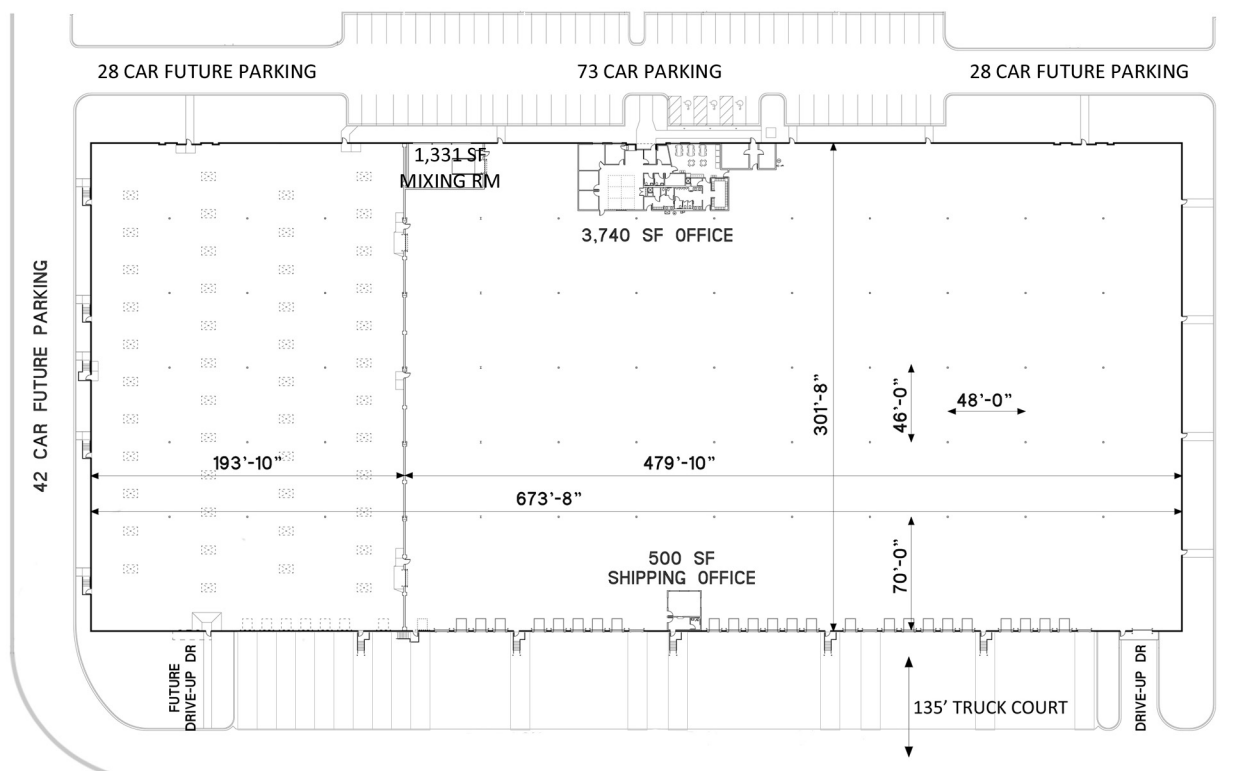


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BUILDING DETAILS

- Clear Height: 30'
- Power: 2,000 amps at 277/280 volts
- Bay Spacing: 46' x 48' (70' speed bay)
- Loading
 - ♦ 24 exterior docks (expandable to 31)
 - ♦ 1 drive-in door (expandable to 2)
- Trailer Parking: 18
- Car Parking: 73 (expandable to 171)
- Haz Mat Storage Room
 - ♦ Enhanced fire protection system
 - ♦ Air rotation & ventilation system
 - ♦ 46 skylights
- Fully secure, gated site
- Sprinklers: ESFR
- 150 KW diesel standby generator
- Lighting: T-5 with motion sensors

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