




Exclusive Offer | For Sale

 **JLL** SEE A BRIGHTER WAY

Power Loaded Land Site Available

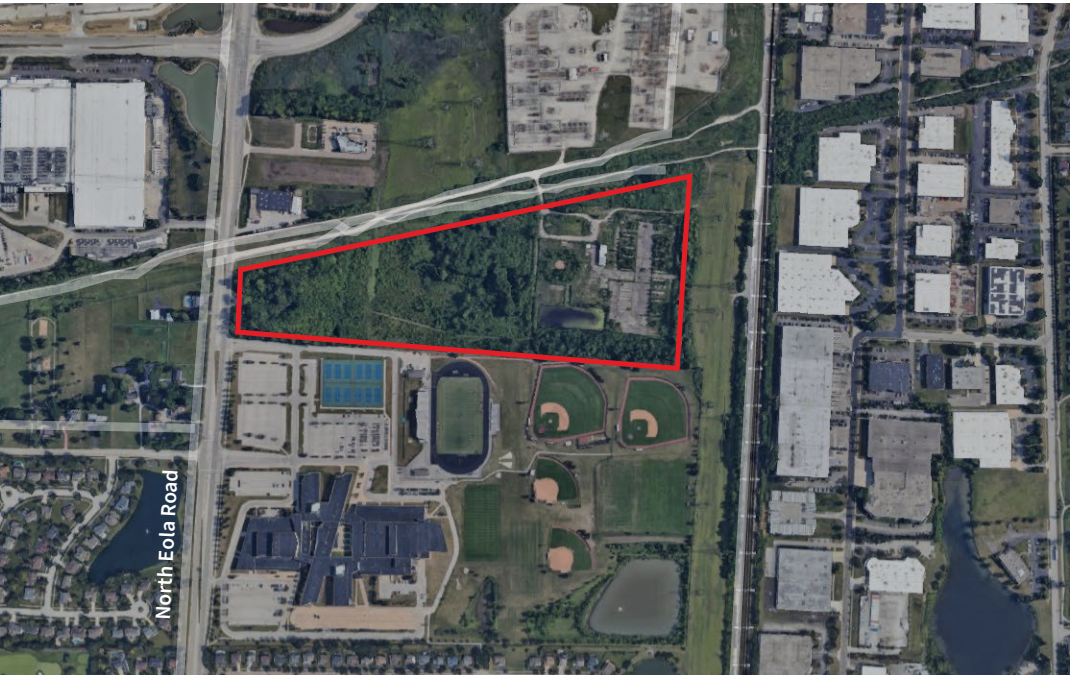
37 AC Site in Aurora, IL

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Exceptional Asset Coming To Market











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JLL is pleased to offer this unique opportunity for a power loaded site, located in Aurora, Illinois. This 37-acre site is located within close proximity of one of largest substations within the I-88 development corridor. The proposed load capacity will be 279 Mega-Watts of power. The proposed building pads may accommodate either a 140,000 square foot (single story) or 420,000 square foot (three stories) per building pad.

Building overview

 Address 5S171 N. Eola Road, Aurora, Illinois	 Land area 37 AC	 Proposed buildings* 140,000 sf (single story) or 420,000 sf (three stories) <i>*City site plan approval will be required</i>
 Proposed load capacity 279 Mega-Watts	 Zoning Proposed annexation and zoning will be required into the City of Aurora	 Utilities Full utilites to site (sewer, water, heavy power & fiber)
 PIN 07-08-104-010	 County DuPage County	

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