

Waubonsee Corporate Center

Sugar Grove, Illinois

Lots from 36,000 Square Feet

Specifications:

- Lots can be subdivided or merged
- Off site retention
- Floor Area Ratio 3:1
- Broker Co-Op Invited
- Setback Lines
 - Front: 10' parking – 20' building
 - Sides: 5' parking
 - Back: 20' building

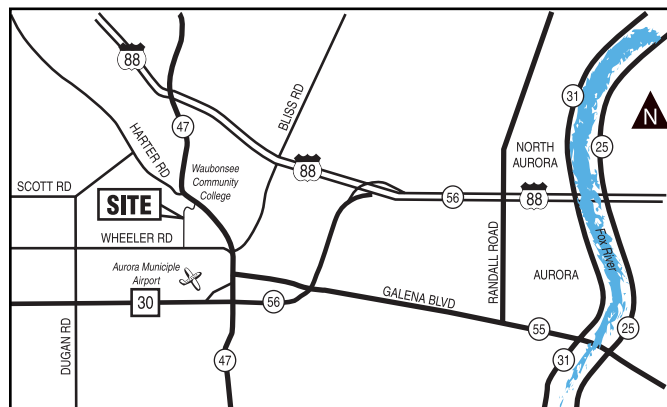
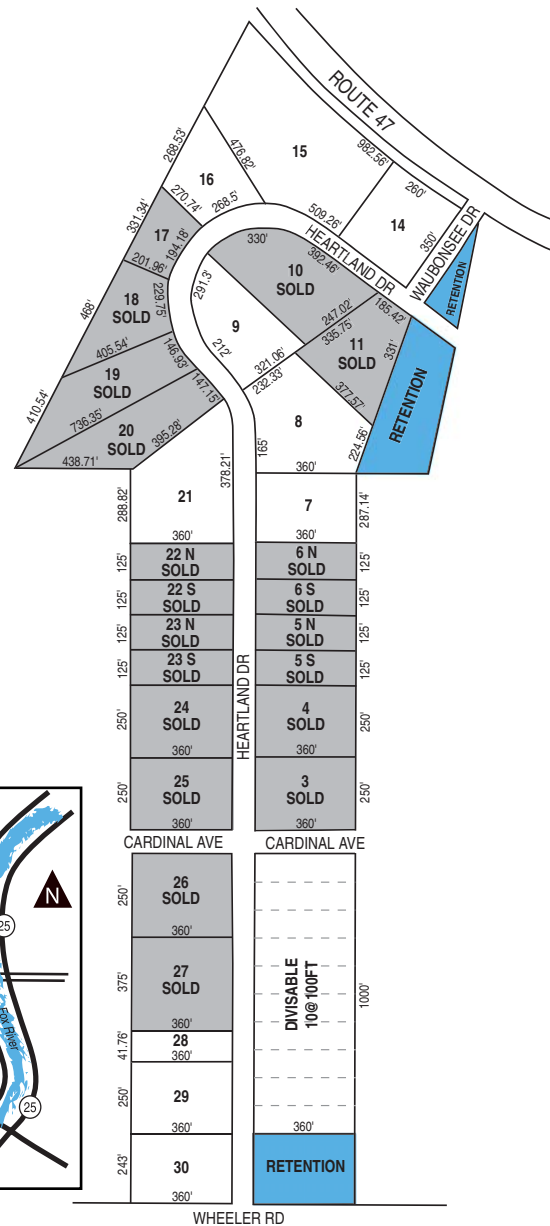
- Within 20 minutes of Fox Valley Mall (Ogden & Rt. 59 in Aurora)

Transportation:

- Minutes from easy access to I-88 from Rt. 47
- Within 1/2 mile of Aurora Municipal Airport
- Within 42 miles of downtown Chicago

Park and Area Points of Interest:

- Adjacent to Waubonsee Community College – offering training programs for office and warehouse/shop staff
- Sugar Grove is the fastest growing suburb in the Chicago Metro area and in the top 20% of fastest growing cities nationwide
- Within 8.2 miles of new “Chicago Premium Retail Outlets” featuring top brand merchandise
- Within 10 minutes of downtown Aurora, Geneva, and Randall Road retail corridor (food and shopping)



For more information, please contact:

Heartland Commercial Properties, L.L.C.

847-841-5522