

**470-480 HEARTLAND DR.
SUGAR GROVE, ILLINOIS 60554**

**4.09 ACRES
INDUSTRIAL LAND
AVAILABLE
FOR SALE**

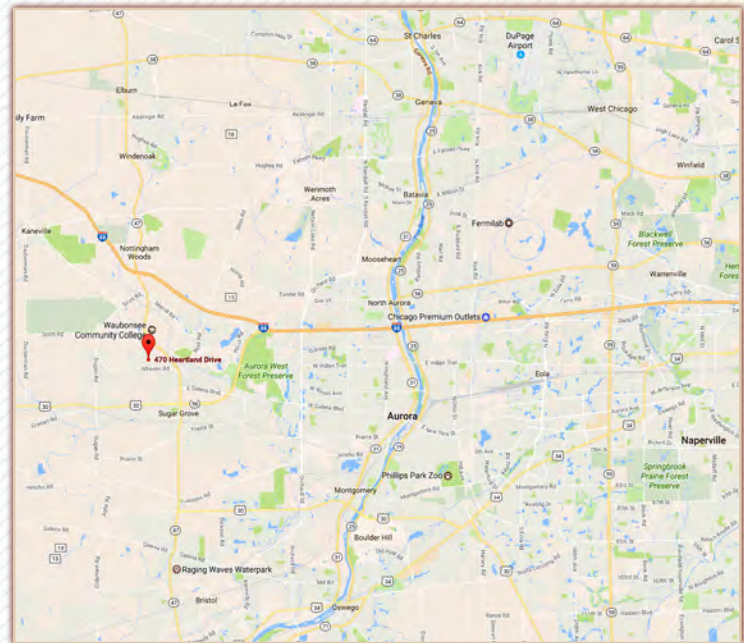
Build-To-Suit Opportunity! • Outside Storage Permitted



Building Specifications:

SIZE: 4.09 Acres (178,309 sf)
PINS: 14-08-451-005
14-08-452-004
ZONING: Industrial
UTILITIES: To Site
SALE PRICE: \$3.50/sf
COMMENTS:

Two adjacent lots in Sugar Grove's well positioned Research Park. Built to suit opportunity for sale or for lease. Lots can be purchased separately or together. Easy access to major transportation routes via Rt. 47 and I-88.



*NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY OF THE FOREGOING INFORMATION. TERMS AND AVAILABILITY ARE SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.

Contact Brian Lindgren, Maria McNeil
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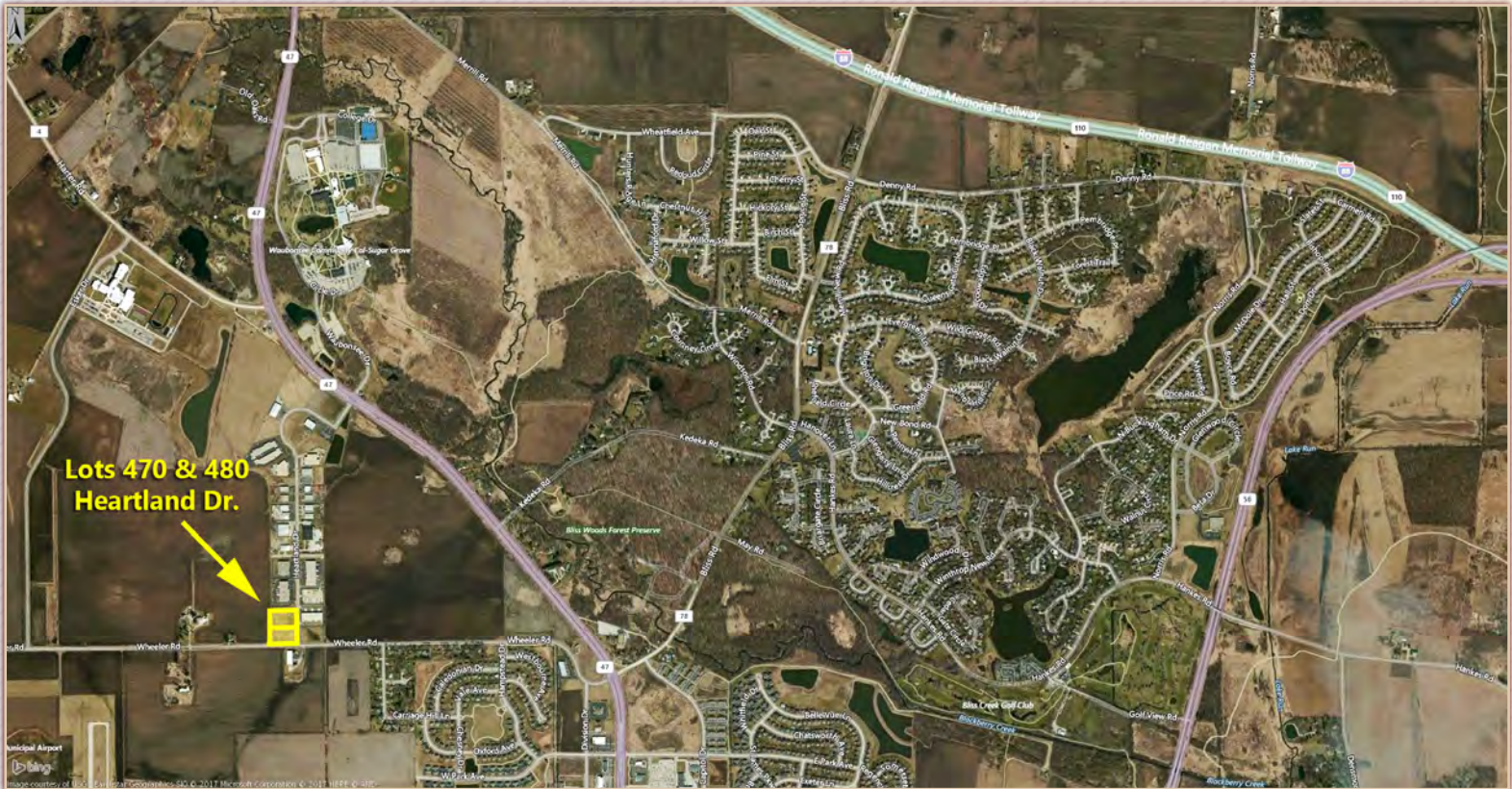


www.browncommercialgroup.com

847.758.9200

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ABOUT SUGAR GROVE

Sugar Grove has great access to the entire Chicago market and beyond. Only one stoplight lies between Sugar Grove's business park locations and anywhere in Chicago, via I-88 and the Interstate System. Sugar Grove's biggest and most widely recognized business/transportation feature is the Aurora Municipal Airport. It is home to two Fixed Base Operators: J. A. Air and Lumanair Aviation Services. The Airport is Home base for the aircraft of Weathertech, Go-Go Business Aviation and other National Corporations. The General Aviation Airport is surrounded by multiple Sugar Grove industrial parks, many of which are located in one of Sugar Grove's two T.I.F. Districts. As the Airport is the hub to Sugar Grove's industrial sector, an avionics cluster has consistently been represented as part of the Sugar Grove business community, which currently includes CMC Electronics/Esterline and others.

Sugar Grove is home to manufacturers and wholesale distributors alike. They find Sugar Grove to have great access to the markets they serve, whether they be regional, national or international. Great access for not only customers, but suppliers and workforce as well.

source: <http://www.sugargroveedc.com>

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