

AVAILABLE
3505 Thayer Court
Aurora, IL

Available SF:	44,679 Sq. Ft. (Divisible)
Site Size:	4.6 Acres
Office SF:	10%
Built:	1989
Ceiling Heights:	21' clear
Loading:	Four (4) exterior docks
Drive-In Doors	Two (2)
Column Spacing:	40' x 30'
Power:	1200 amps
Parking:	40+ Cars
A/C:	Office
Sprinkler:	100%
Heat:	Gas
Lease Rate:	\$4.65/Sq. Ft. Net
Real Estate Taxes:	\$1.24 psf (approximately 2007)

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