



Industrial Property For Lease



OF  
**CATON**  
COMMERCIAL  
REAL ESTATE GROUP

# SMALL INDUSTRIAL BUILDING FOR SUBLEASE

738 N HIGHLAND AVE , AURORA, IL 60506



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### OFFERING SUMMARY

Lease Rate: \$5.75 SF/yr (NNN)

Lot Size: 0.34 Acres

Building Size: 5,788 SF

### PROPERTY OVERVIEW

Great small industrial building in Aurora

### PROPERTY HIGHLIGHTS

- Measurements: 40' x 138' 6" + 8'x31'
- Includes a small office space
- 18' Clearspan space
- 10' x 12' DID
- 40 amp, 480/277 volt, 3 phase on main panel
- 200 amps, 120/40 volt on sub-panel
- Zoning: M-2

### LOCATION OVERVIEW

Located off of N Highland Ave between New Haven and W Illinois Ave. Approximately 3 miles away from I-88 and Route 31 Interchange.

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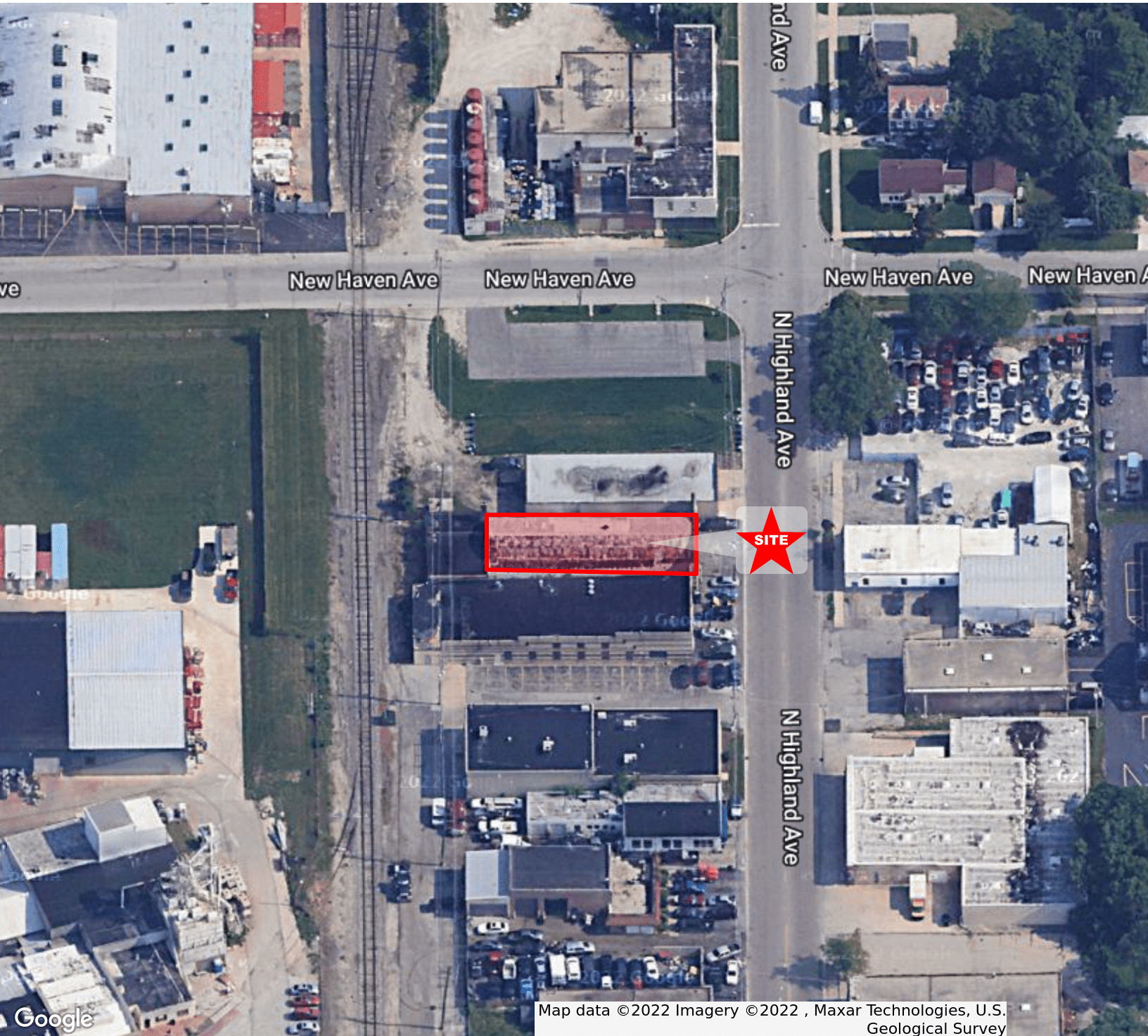
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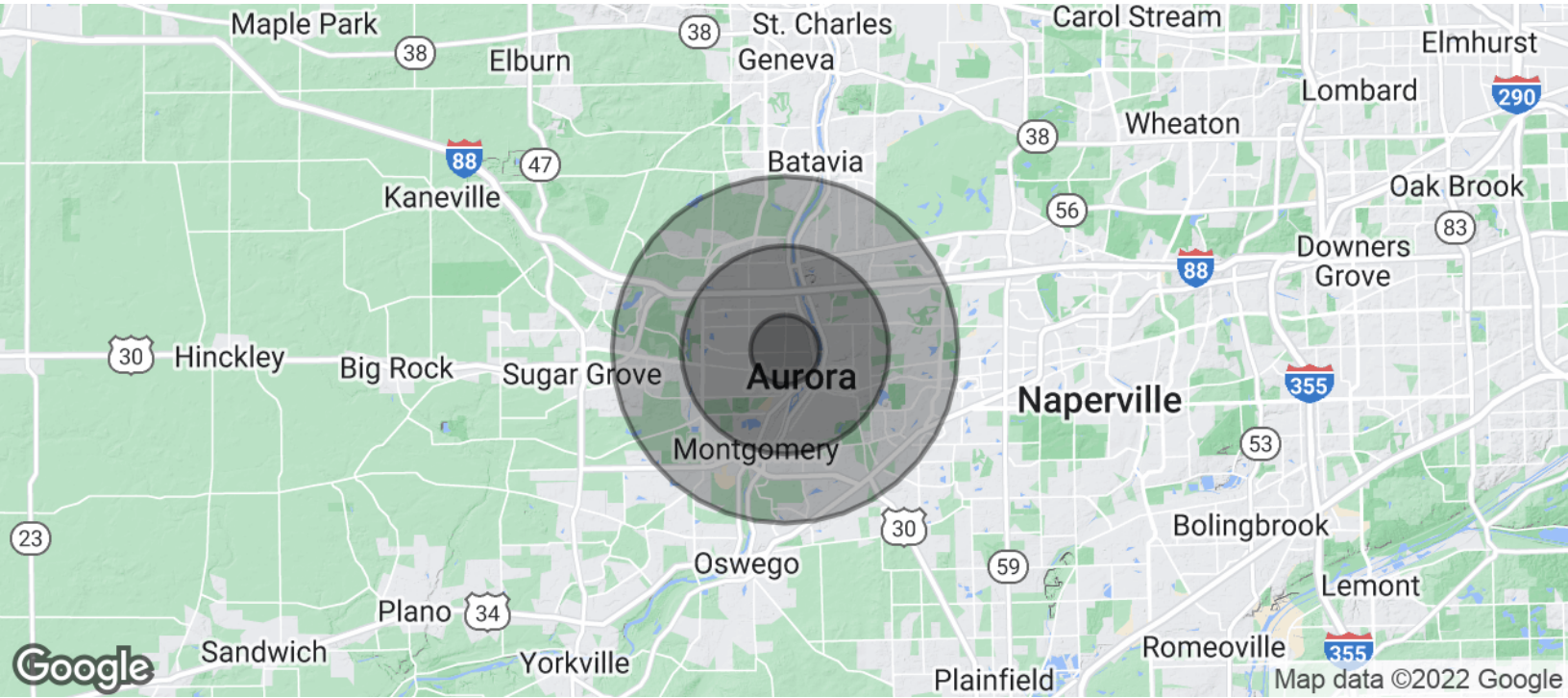
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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	21,394	125,952	227,414
Average Age	31.4	33.9	35.3
Average Age (Male)	30.1	32.9	34.2
Average Age (Female)	33.9	35.3	36.4

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,146	42,540	78,407
# of Persons per HH	3.0	3.0	2.9
Average HH Income	\$67,270	\$72,210	\$89,739
Average House Value	\$156,249	\$160,954	\$202,572

\* Demographic data derived from 2020 ACS - US Census