

140,000 SF
600 N COMMERCE STREET



MERIDIAN BUSINESS CAMPUS
600 N. Commerce Street
AURORA, ILLINOIS 60504

HIGHLIGHTS

Located at the southwest corner of Commerce and Liberty Streets, this Class A industrial facility is situated in the desirable I-88 West industrial corridor. The space is ideal for manufacturing and production uses and features:

- A large efficient floor plan with multiple offices, lunch / break room, lab / R&D space, and production areas
- Easy access to/from I-88 & Route 59 Interchange
- Proximity to the region's transportation infrastructure
- Abundant area retail amenities including restaurants, hotels, gas stations and entertainment
- Strong and skilled area labor pool
- Established business park environment
- Approximately 40 miles to downtown Chicago, O'Hare and Midway International Airports
- Institutionally-owned & professionally managed



For more information, or to set up
a tour, please contact:

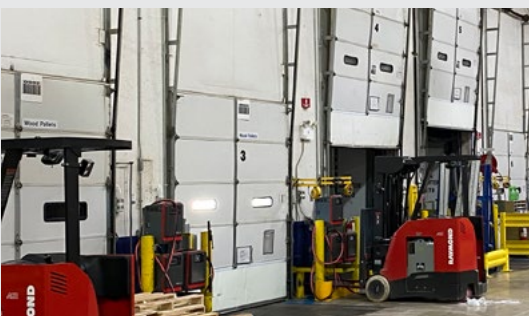
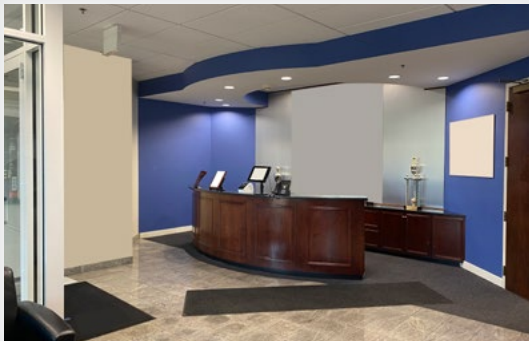


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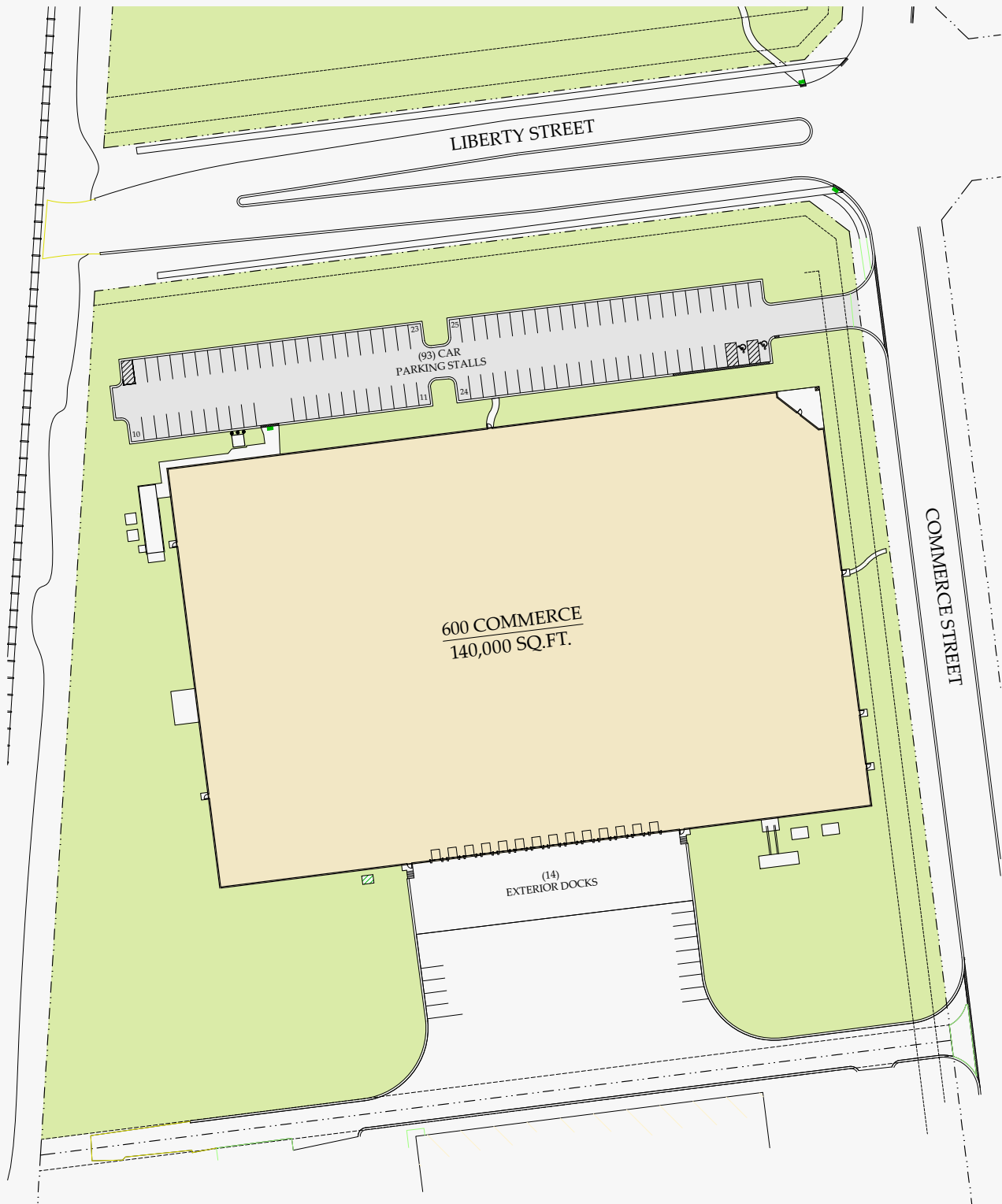
PROPERTY SPECIFICATIONS

- TOTAL BUILDING: +/- 140,000 SF
- AVAILABLE: +/- 140,000 SF
- SITE AREA: +/- 8.207 AC
- CONSTRUCTION: Precast
- PARKING: +/- 93 Stalls
- CLEAR HEIGHT: 28'
- FIRE PROTECTION: ESFR
- LOADING DOCKS: 14 Exterior
- COLUMN SPACING: 50'(w) x 42'(d)
- POWER: 4,000A @ 480V

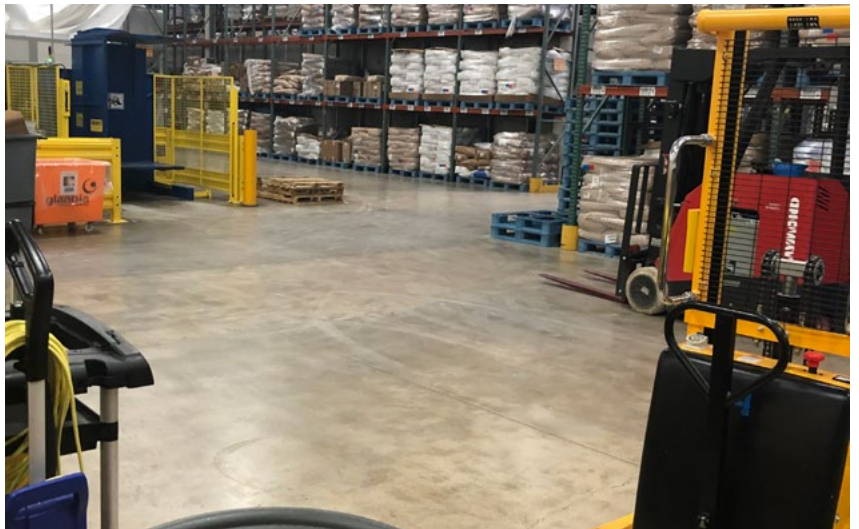
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SITE PLAN



Brookfield Properties





EXCEPTIONAL PROXIMITY / ACCESS TO AREA INTERSTATES, HIGHWAYS & ARTERIAL ROADS

**600
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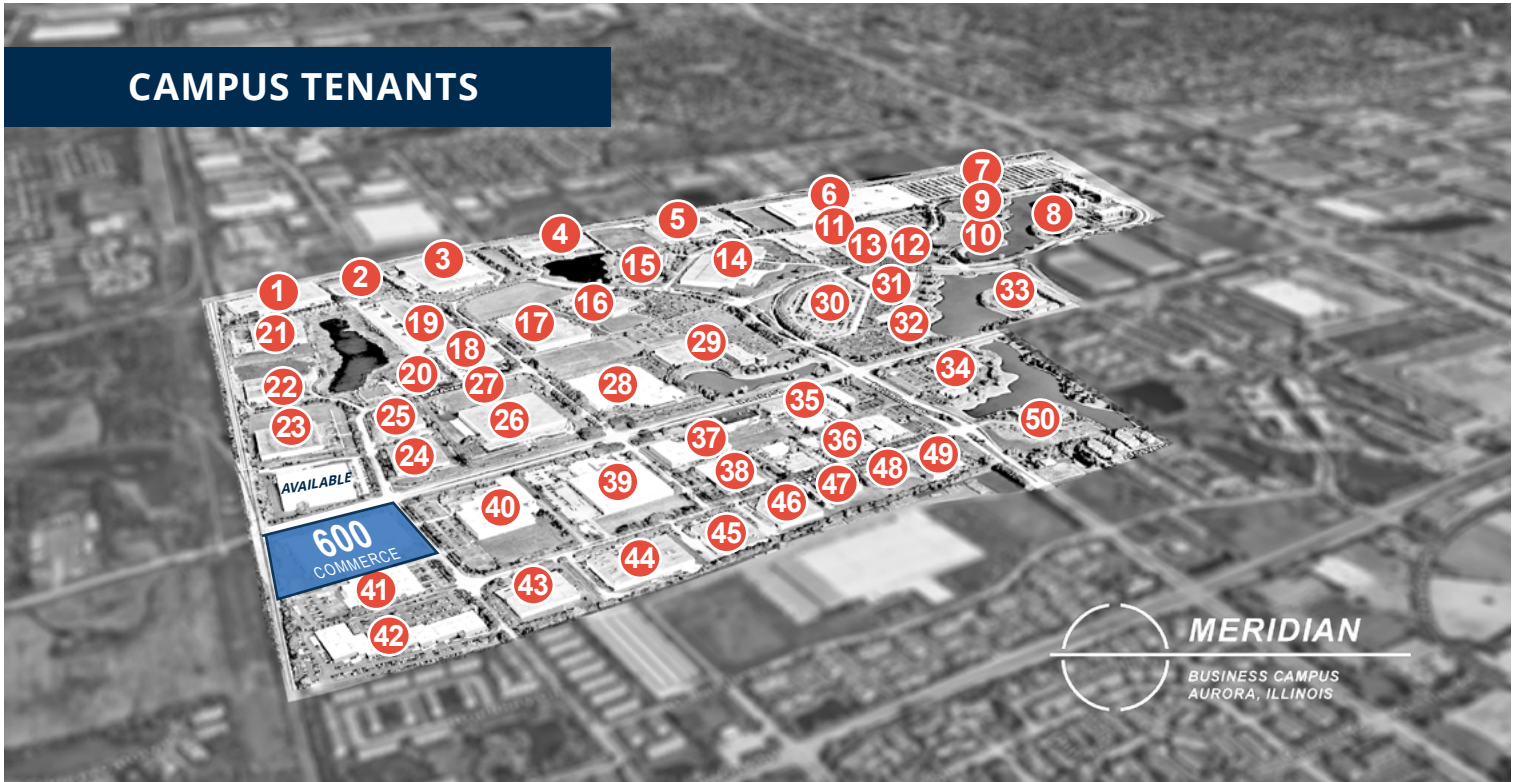
Fox Valley Mall
CENTENNIAL COLLEGE



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CAMPUS TENANTS



- | | | | | | |
|----|---|----|--|----|--|
| 1 | CANO CONTAINERS
INTERNATIONAL PAPERS | 21 | CHICAGO PUMP
YEOMANS CHICAGO CORP | 37 | PREGIS POLY MASK |
| 2 | AMERISAFE GROUP
THE LUSE COMPANIES | 22 | KESON | 38 | SG POLYMASK |
| 3 | BRIGHTON-BEST INTERNATIONAL
DUKE REALTY | 23 | VACANT | 39 | NISSAN / INFINITI N.A. |
| 4 | IMPORT LOGISTICS
VENTA AIR TECHNOLOGIES | 24 | HEARTLAND GRANITE | 40 | CHRONOS IMAGING |
| 5 | VACANT | 25 | VACANT | 41 | FEDEX SHIP CENTER |
| 6 | GLANBIA PERFORMANCE NUTRITION | 26 | VACANT | 42 | AURORA OPERATIONS & DISTRIBUTION |
| 7 | METRA ROUTE 59 TRAIN STATION | 27 | ORPHAN CLOTHING STORE | 43 | PTS FULFILLMENT OF AURORA |
| 8 | HOMWOOD SUITES BY HILTON | 28 | MAGNETROL INTERNATIONAL | 44 | CROWN CORK & SEAL |
| 9 | AAA CHICAGO MOTOR CORPORATE | 29 | PHONAK
WESTELL TECHNOLOGIES | 45 | CREATIVE CONTRACT PACKAGING |
| 10 | ROBERT MORRIS UNIVERSITY | 30 | THE HARTFORD | 46 | VACANT |
| 11 | VACANT | 31 | BYTE GRID AURORA
OURENSE VALDIVIA | 47 | VACANT |
| 12 | SMC PNEUMATICS | 32 | FELD ENTERTAINMENT
UNITE HERE HEALTH | 48 | ENGINEERED CUSTOM LUBRICANTS |
| 13 | ACHARYA PERFORMING ARTS ACADEMY
DYSON
WOODRUFF, JOHNSON & EVANS LAW | 33 | UNION SQUARE | 49 | CABOT MICROELECTRONICS |
| 14 | ESI-ILLINOIS
GENERA CORPORATION | 34 | BRK BRANDS
FIRST ALERT
IMPRINT ENTERPRISES | 50 | CDI TECHNOLOGY
CHICAGO / SUBURBAN TRIBUNE |
| 15 | INTERNATIONAL PAPER | 35 | BDI PLAYHOUSE CHILDREN'S THERAPY
CYRUS SHANK COMPANY
FEED MY STARVING CHILDREN
KEMPA & ASSOCIATES
SUPPORTTECHS | | |
| 16 | VACANT | 36 | ANDERSON'S BOOKFAIR COMPANY
CRAWFORM, MURPHY & TILLY
CUBE HUB, INC.
ELECTRICAL DESIGN SYSTEMS
GOODPACK
ORBIT MEDICAL OF NAPERVILLE
STATE MECHANICAL SERVICES | | |
| 17 | CMC MATERIALS | | | | |
| 18 | TRIGON INTERNATIONAL | | | | |
| 19 | VACANT | | | | |
| 20 | ACM TECHNOLOGIES
DOCUMAIL PRO
FGS | | | | |



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For more information, or to set up a tour, please contact
the NAI Hiffman exclusive leasing agents:

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