

# Brookfield Properties

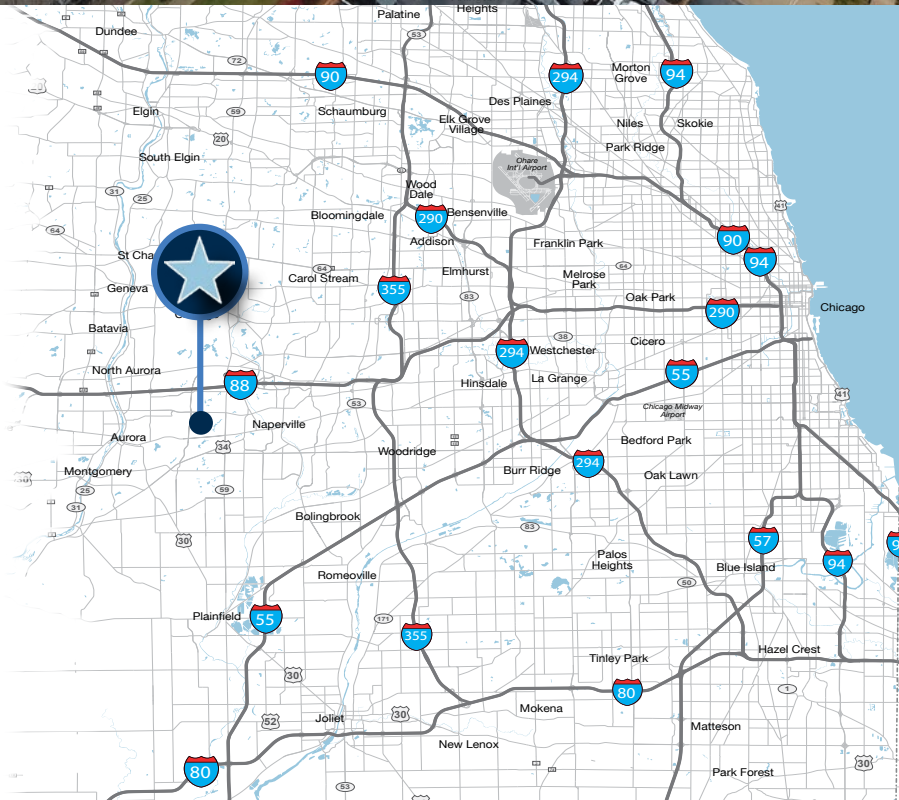


## MERIDIAN BUSINESS CAMPUS 600-700 N. Commerce AURORA, ILLINOIS 60504

### HIGHLIGHTS

Situated within the Meridian Business Campus at the NW and SW corner of Commerce and Liberty Streets, these Class A industrial facilities are located in the highly desirable I-88 West industrial corridor. The 600 N Commerce facility is suited for manufacturing and production uses, and the 700 N Commerce facility is ideal for warehouse and distribution uses.

- Large efficient floor plans with multiple offices, kitchen / 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, 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:

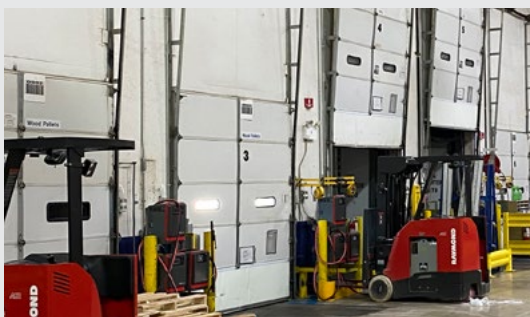
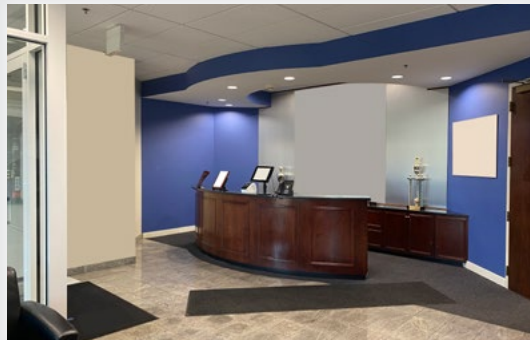


### DAN LEAHY

Executive Vice President  
T: 630 691 0604  
C: 312 806 8800

### ADAM STOKES

Executive Vice President  
T: 847 698 7401  
C: 312 498 7400



## 600 N. Commerce Street

Aurora, DuPage County, Illinois 60504

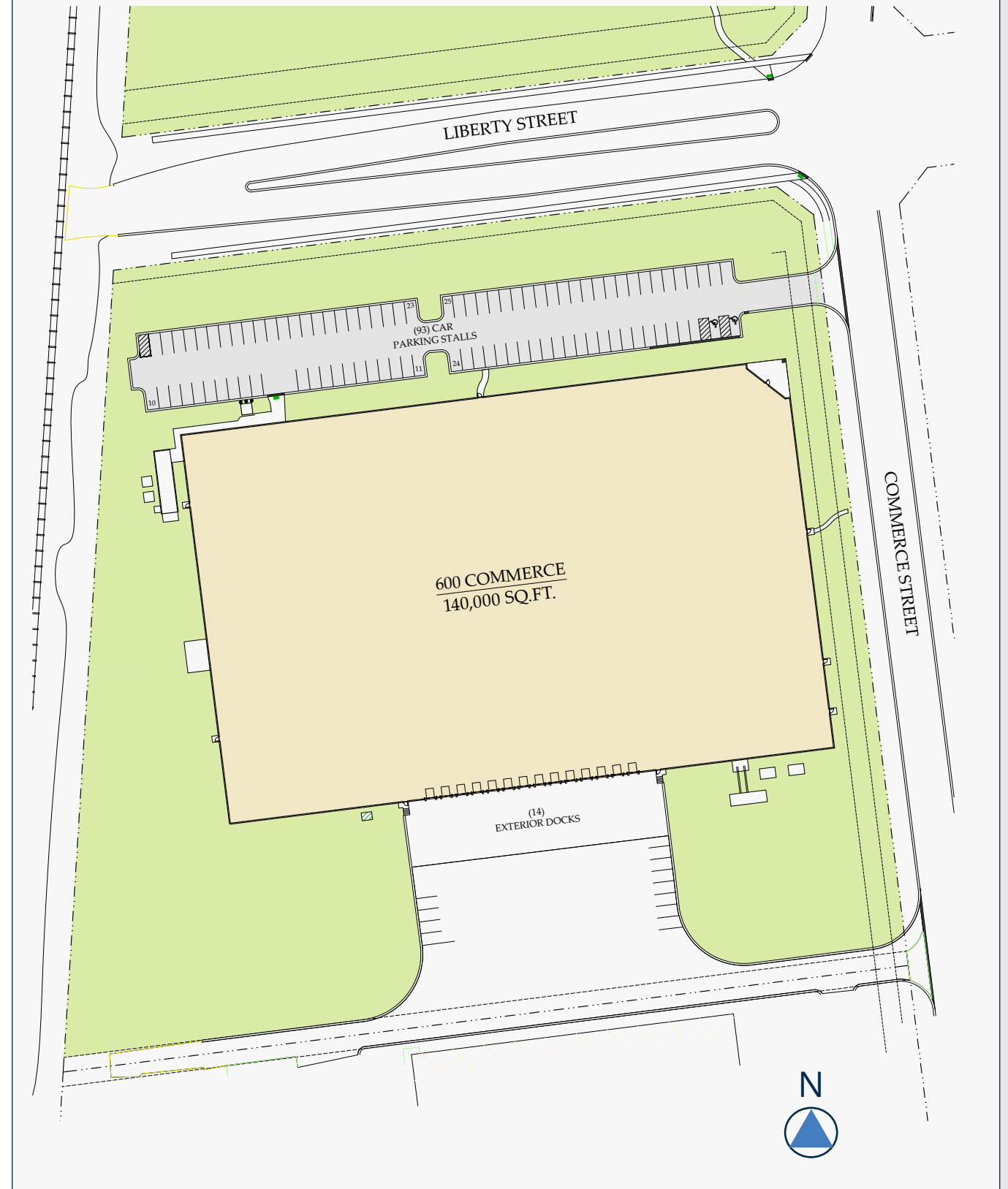
### PROPERTY SPECIFICATIONS

- 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

## 600 N. Commerce Street

Aurora, DuPage County, Illinois 60504

### SITE PLAN





## 700 N. Commerce Street

Aurora, DuPage County, Illinois 60504

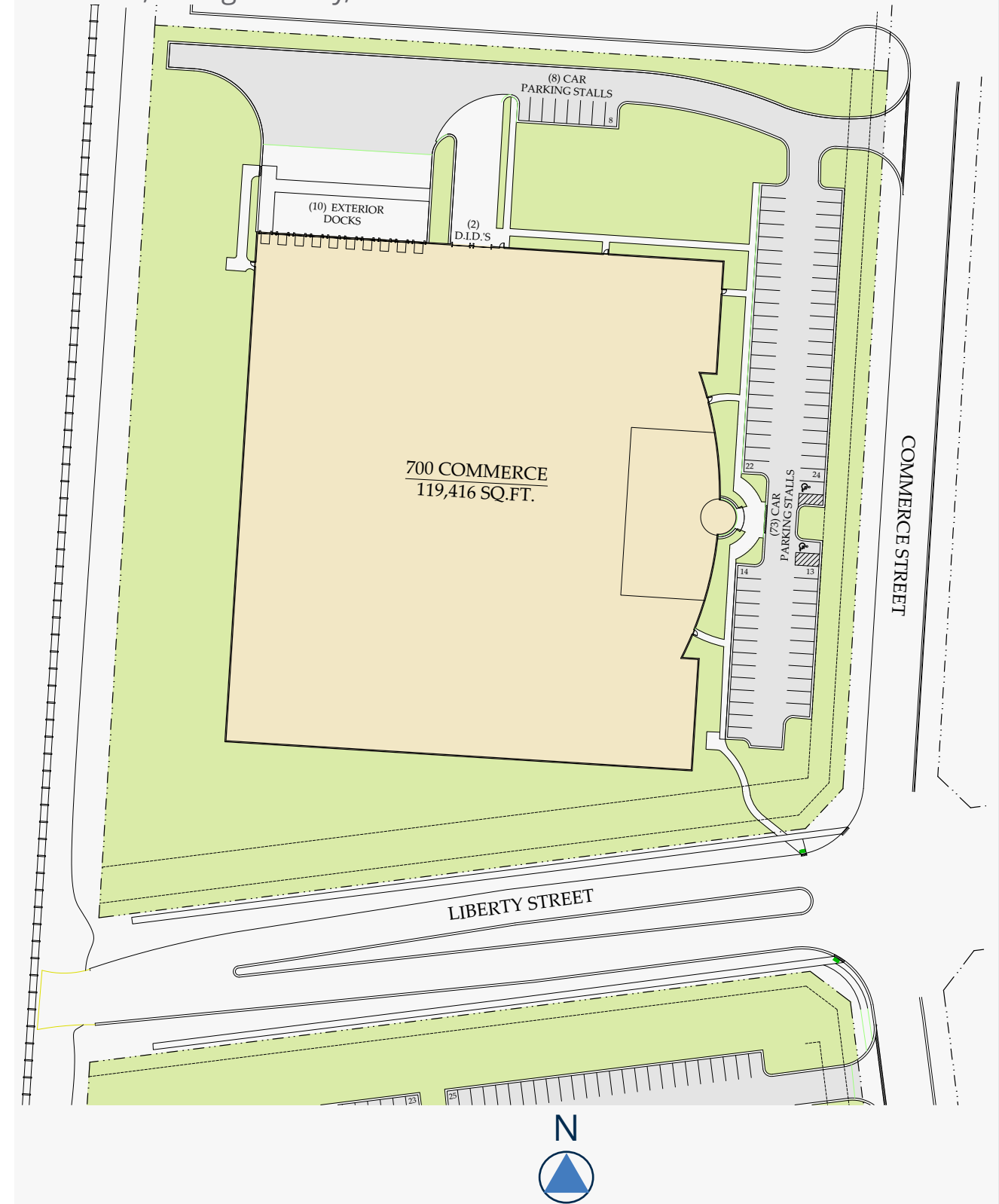
### PROPERTY SPECIFICATIONS

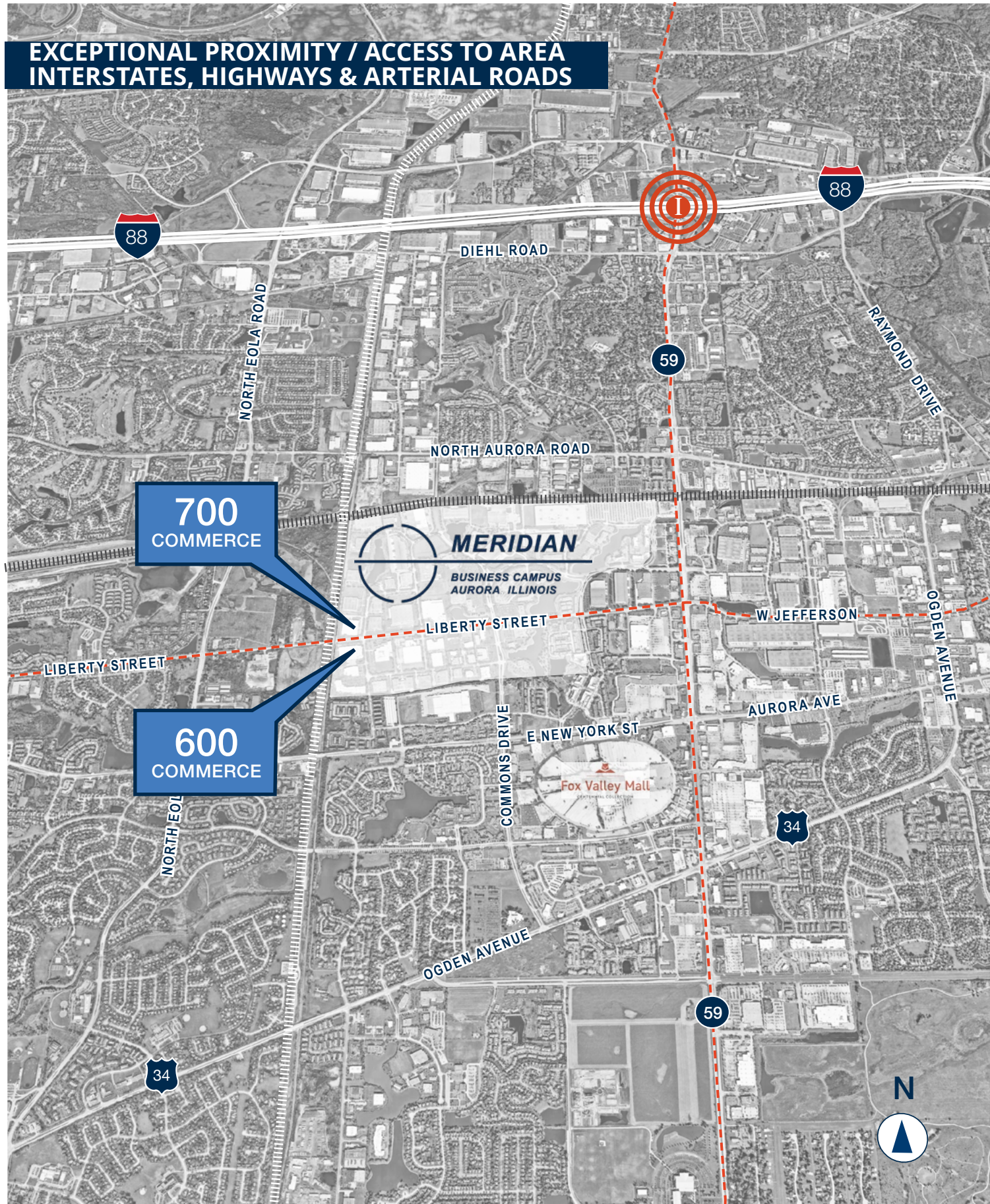
- TOTAL BUILDING: +/- 119,416 SF
- AVAILABLE: +/- 119,416 SF
- LAND AREA: +/- 6.868 AC
- MEZZANINE STORAGE: +/- 7,800 SF
- CONSTRUCTION: Precast
- CAR PARKING: +/- 81 Stalls
- CLEAR HEIGHT: 24'
- FIRE PROTECTION: Wet
- LOADING DOCKS: 10 Exterior
- DRIVE-IN DOORS: 2
- COLUMN SPACING: 30'(w) x 40' (d)
- POWER: 1,200A @ 230V

## 700 N. Commerce Street

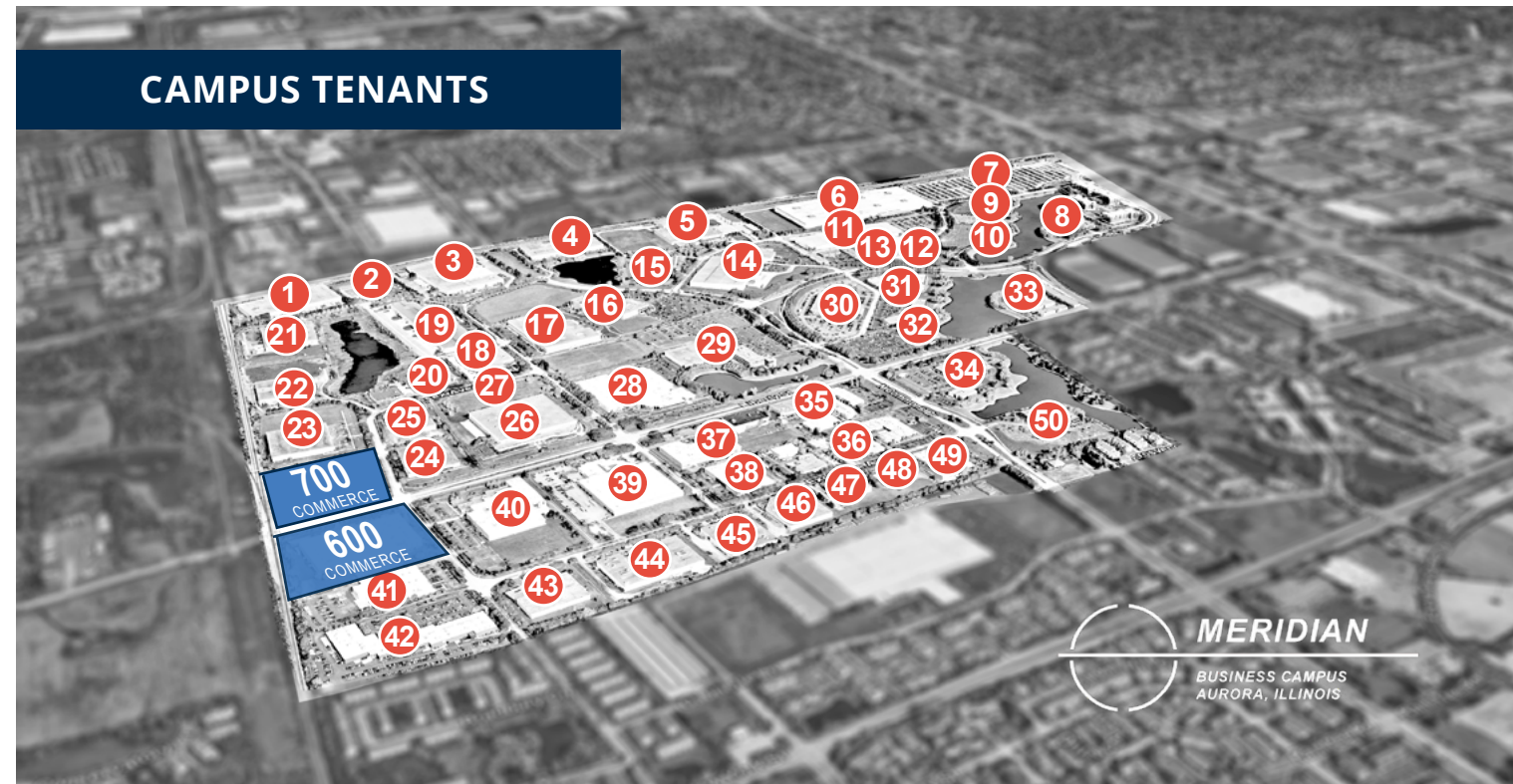
Aurora, DuPage County, Illinois 60504

### SITE PLAN





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



**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 HOMEWOOD 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  |   |  |
| 17 CMC MATERIALS   |   |  |
| 18 TRIGON INTERNATIONAL  |   |  |
| 19 VACANT  |   |  |
| 20 ACM TECHNOLOGIES DOCUMAIL PRO FGS                                   | 36 ANDERSON'S BOOKFAIR COMPANY CRAWFORM, MURPHY & TILLY CUBE HUB, INC. ELECTRICAL DESIGN SYSTEMS GOODPACK ORBIT MEDICAL OF NAPERVILLE STATE MECHANICAL SERVICES |  |



**MERIDIAN**

BUSINESS CAMPUS  
AURORA, ILLINOIS

# 600-700 N. Commerce Street Aurora, Illinois 60504

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

**Dan Leahy**  
D 630.691.0604  
dleahy@hiffman.com

**Adam Stokes**  
D 847 698 7401  
astokes@hiffman.com

**NAI Hiffman**

Commercial Real Estate Services, Worldwide

400 ONE OAKBROOK TERRACE SUITE

60181 OAKBROOK TERRACE IL

1234 932 630

HIFFMAN.COM @NAIHIFFMAN