



DEVELOPMENT HIGHLIGHTS

- Two-building speculative industrial development totaling approximately 215,000 SF
- 139,128 SF (Building A) and 74,620 SF (Building B) rear load facilities
- Class A precast construction with 32' clear height
- Last two remaining sites in Meridian Business Campus
- I-88 access via full interchange at Route 59
- Low DuPage County tax base (Aurora, IL)
- Abundant labor pool
- Nearby amenities for food and hospitality
- Route 59 metra stop located within the business park



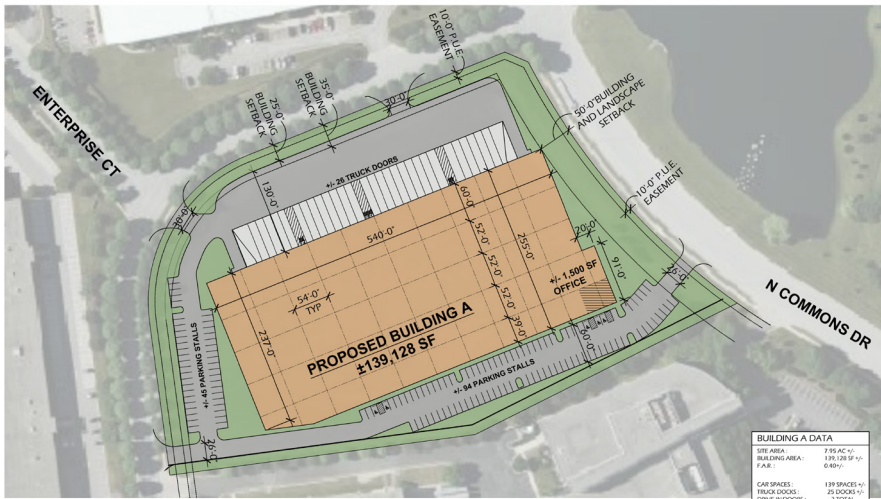
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925 Enterprise Street (Building A)

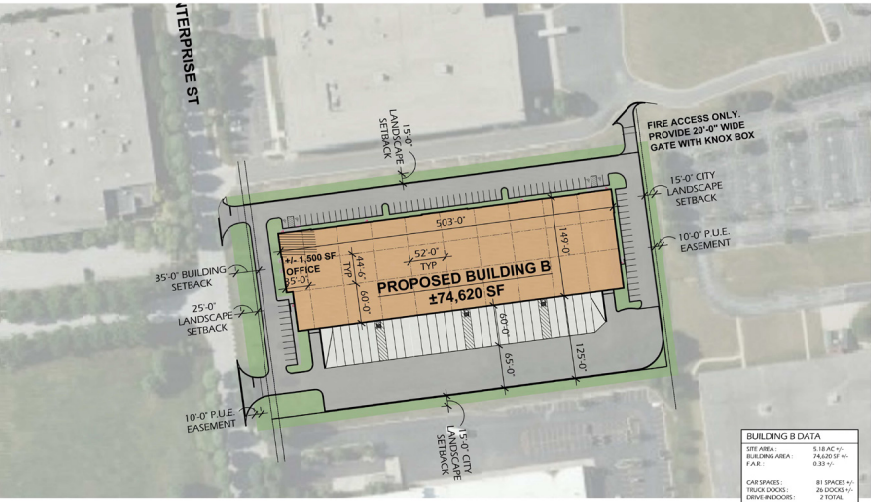


PROPERTY SPECIFICATIONS

Delivery Date	December-21
Site Area	7.95 acres
Total Building	139,128 SF
Divisible to	± 30,000 SF
Spec Office	1,500 SF
Clear Height	32'
Typical Bay	54' x 52'
Speed Bay	60'

Sprinkler	ESFR
Building Dimension	255' x 540'
Power	1200A, 480V, 3 Phase
Loading Docks	10 (expandable to 25)
Drive-in Doors	2
Car Parking	139
Lighting	LED

805 Enterprise Street (Building B)



PROPERTY SPECIFICATIONS

Delivery Date	December-21
Site Area	5.18 acres
Total Building	74,620 SF
Divisible to	± 20,000 SF
Spec Office	1,500 SF
Clear Height	32'
Typical Bay	52' x 44'-6"
Speed Bay	60'

Sprinkler	ESFR
Building Dimension	149' x 503'
Power	800A, 480V, 3 Phase
Loading Docks	8 (expandable to 26)
Drive-in Doors	2
Car Parking	81
Lighting	LED

Development Plan & Rendering



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