

PROPERTY PROFILE

Development Opportunity
68.33 Acres - Divisible
Orchard Gateway Corporate Centre
Aurora, Illinois

- Location:** Northwest Quadrant of I-88 and Orchard Road
- Zoning:** B-2 – City of Aurora, Illinois
- Site Sizes:** Lot 1: 7.97 Acres – Office/Hotel/Medical Office
Lot 2: 4.31 Acres - Retail
Lot 3: 17.55 Acres – Office/Hotel/Medical Office
Lot 4: 21.89 Acres – Office/Hotel/Medical Office
Lot 5: 16.61 Acres – On Site Detention for Entire Park
- Utilities:** Sewer and Water to Site
- Comments:** **Easy Access to 1-88 - Adjacent to full 4-way interchange**
Sites ready for delivery. Roads and utilities to site
Restaurants Nearby
Annexed into City of Aurora
Bulk or individual lot sales
- Zoning:** Zoning allows for the following uses:
- Multi-story office
 - Single-story office
 - Medical office suites
 - Retail Sites allow for – Banks, Restaurants, Drive-thru Restaurants/Banks
 - Child care
- Contact:** Ryan Bertin
773.714.2112
rbertin@painewetzel.com