Paine/Wetzel
Worldwide Real Estate Services

PROPERTY PROFILE

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

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: Orchard Gateway Corporate Centre Hotline: **(773) 444-6550**

All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.
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