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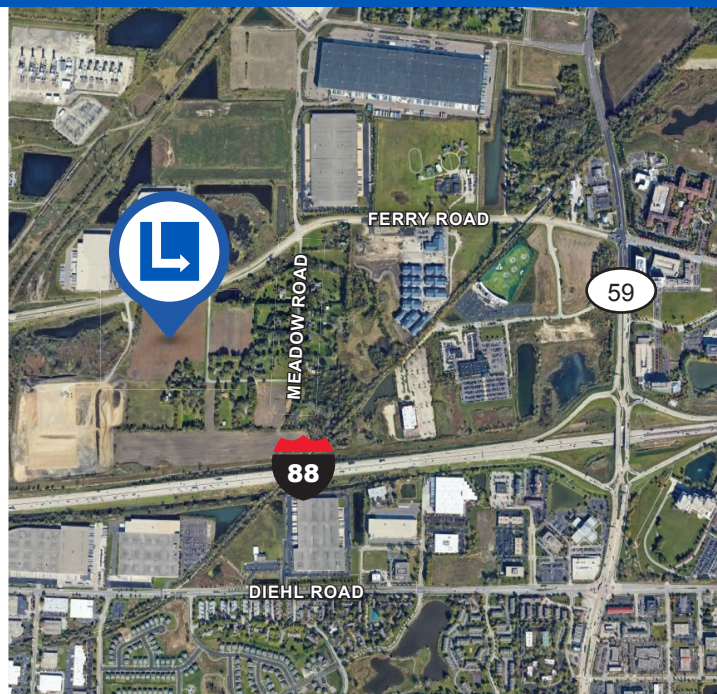
BUTTERFIELD DISTRIBUTION CENTER

4275 Ferry Road, Aurora, IL 60477



17.64 ACRES • 270,934 SF AVAILABLE Q1 2023

- Immediate access to I-88 (1.3-1.7 Miles to Eola West and Route 59 West Entrances)
- 270,934 SF Available
- 36' Clear Height
- 37 Exterior Docks
- 262 Car Parking Stalls
- 51 Trailer Parking Stalls
- 33 Miles to Downtown Chicago
- 29 Miles to O'Hare International Airport
- Highly desirable DuPage County location
- Remarkable access to skilled labor force
- Corporate neighbors include Amazon.com, Fellows and Shor Packaging



Cushman & Wakefield

9500 W. Bryn Mawr
 Suite 600
 Rosemont, IL 60018

Michael Magliano

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David Friedland

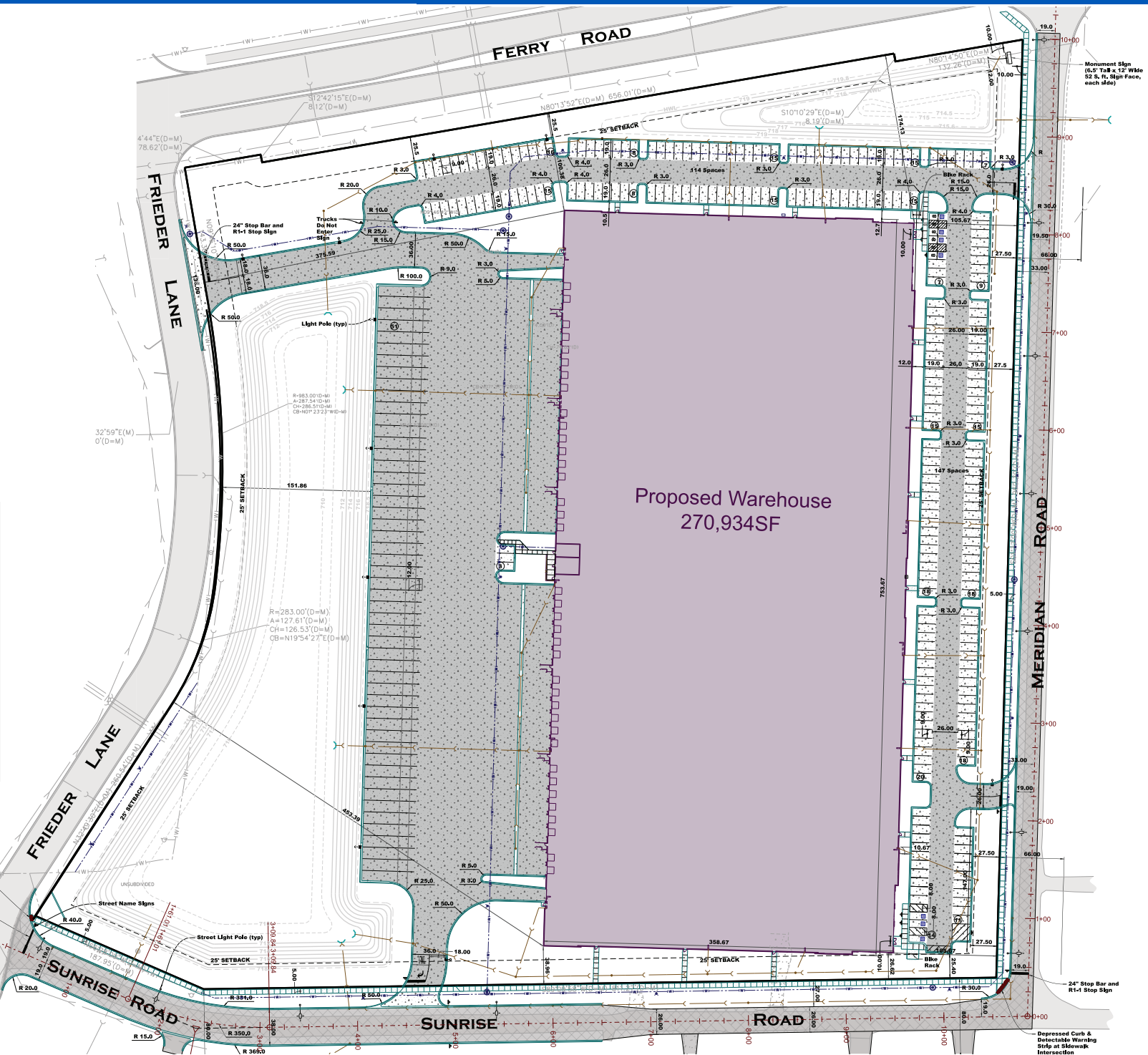
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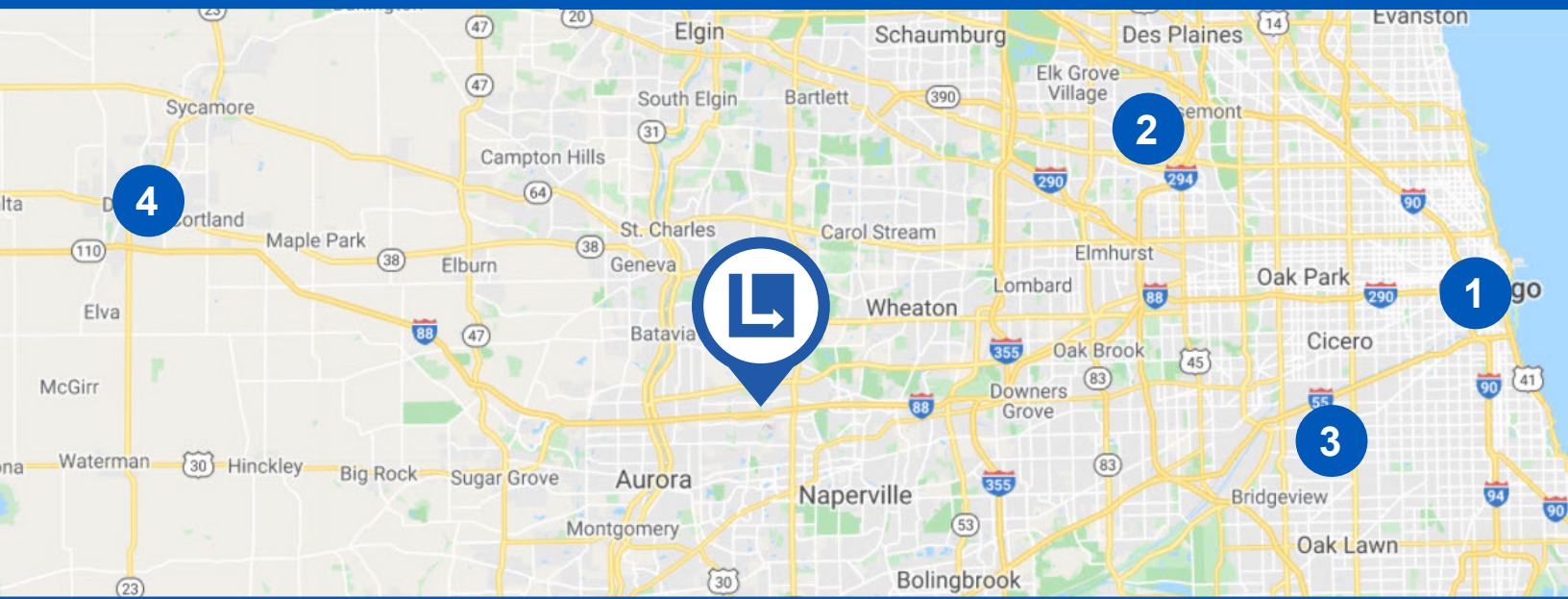
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1	Chicago	44 minutes	35 miles
2	O'Hare Airport	29 minutes	30 miles
3	Midway Airport	42 minutes	37 miles
4	DeKalb	33 minutes	32 miles



Miles	Est. Population	Est. Households	Est. Average Income	Est. Daytime Population
1 Mile	3,712	1,296	\$153,294	8,162
3 Miles	57,544	23,061	\$103,465	53,007
5 Miles	200,232	71,968	\$94,054	127,695



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