

NEW TO MARKET - OWNER WILL SUBDIVIDE



FOR LEASE - \$10 PSF, NNN

| | | | |
|------------------------|-------------------------|---------------------------|-----------------------------|
| Building Size: | 127,937 SF | Possession: | Lease Execution |
| Land Size: | 17.66 Acres | Parking: | 400 Spaces |
| Year Built: | 2009 | CAM: | \$3.75 PSF |
| Zoning: | GC - General Commerical | Real Estate Taxes: | \$177,132/\$1.38 PSF (2019) |
| Sprinklered | Yes | Pin: | 12-17-425-008 |
| Ceiling Height: | 22' | | |

PROPERTY INFO

- Potential Uses include Retail, Entertainment, Fitness, Multi-Sport, Restaurant, Light Automotive, Self Storage
- High bay ceiling with skylights, 5 truck docks and 5 overhead doors
- Outlot can be created on northeast corner of lot
- Centrally located in Randall Rd. retail corridor surrounded by over 1 million SF of retail
- Join Aldi, Walmart, Portillo's, Chuck E Cheese, Hobby Lobby, Kohls and many more
- Average household Income in 5 mile radius: \$95,033
- Easily accessible from main Randall Rd intersection with traffic light, with 28,500 VPD
- TI available for credit-worthy tenant
- Landlord will consider sale of property, call for details

Presented By:

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Realty Metrix Commercial
2390 Esplanade Drive
Suite 201
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FOR LEASE Former Sam's Club

501 N. Randall Rd., Batavia, IL 60510

Top View



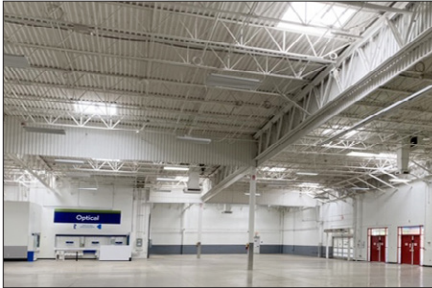
Front View



Neighboring Aldi, Chuck E Cheese & Denny's



Neighboring Walmart



Optical Center



Entryway



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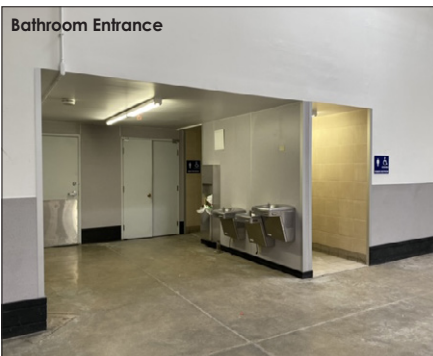
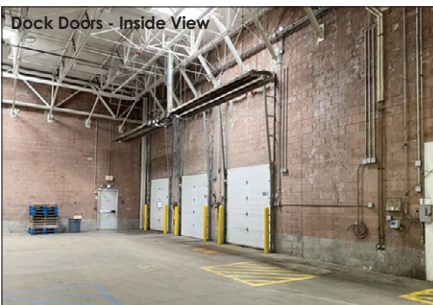
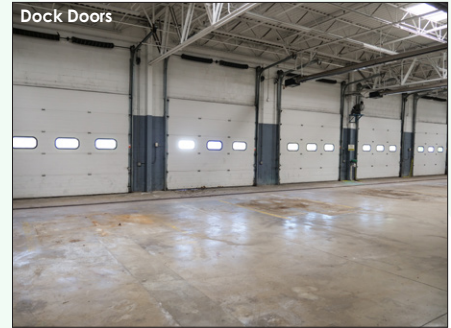
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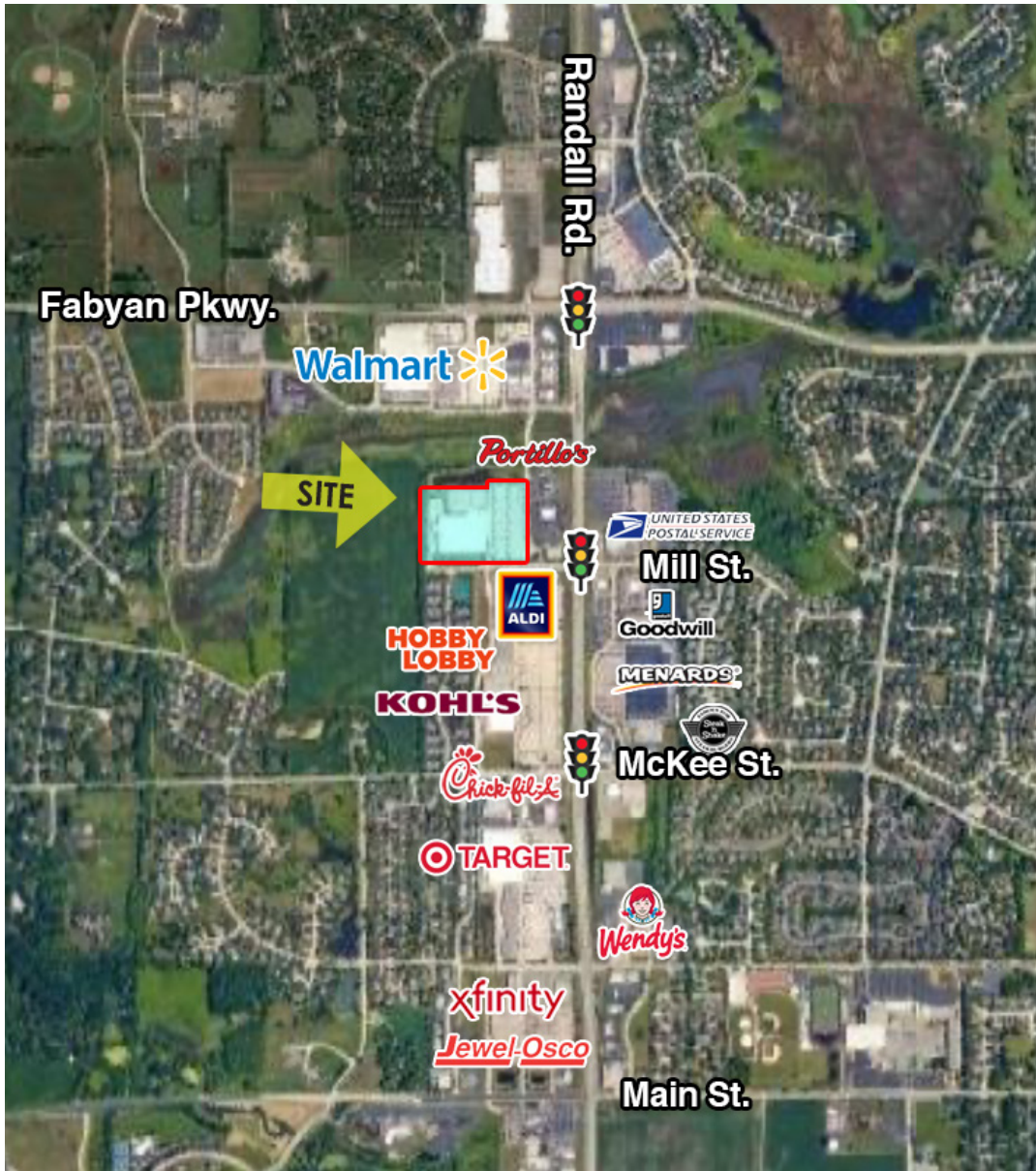
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