

Industrial Units For Lease

(2) 1,950 SF UNITS AVAILABLE!

1183 Pierson Drive, Batavia, IL 60510



SIZE:

2 - 1,950 SF Units Available
Unit 107 - 1,950 SF
Unit 112 - 1,950 SF

ADDRESS:

1183 Pierson Drive Batavia, IL 60510

SUMMARY:

Well Maintained small Industrial Condos. Units feature 16' clear warehouse, single air conditioned office, 1 washroom and 10' x 12' Drive in Door. Unit 112 available immediately. Unit 107 Available November 1st.

**MORKEN
& ASSOCIATES**

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1888 E. Fabyan Parkway, Batavia, IL 60510
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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$1,625.00 SF/yr (MG)
Building Size:	39,000 SF
Available SF:	1,950 SF

PROPERTY OVERVIEW

Size: 1,950sf
Office area: 350sf +/-
Sprinklered: Yes, wet system
Loading: (1) 10'x12' door
Ceiling Height: 16'
Power: 100 Amp 3 Phase.
Additional power and 480V is available
Lease Rate: \$1625.00/month Gross for lease (plus \$10.00 month/for water)
Lease Length: 3-5 years preferred.

PROPERTY HIGHLIGHTS

- Conveniently located in the Batavia Industrial park east of Kirk and south of Fabyan Parkway in Batavia, IL. Situated 6 miles from I-88 Farnsworth Interchange.

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Location Maps



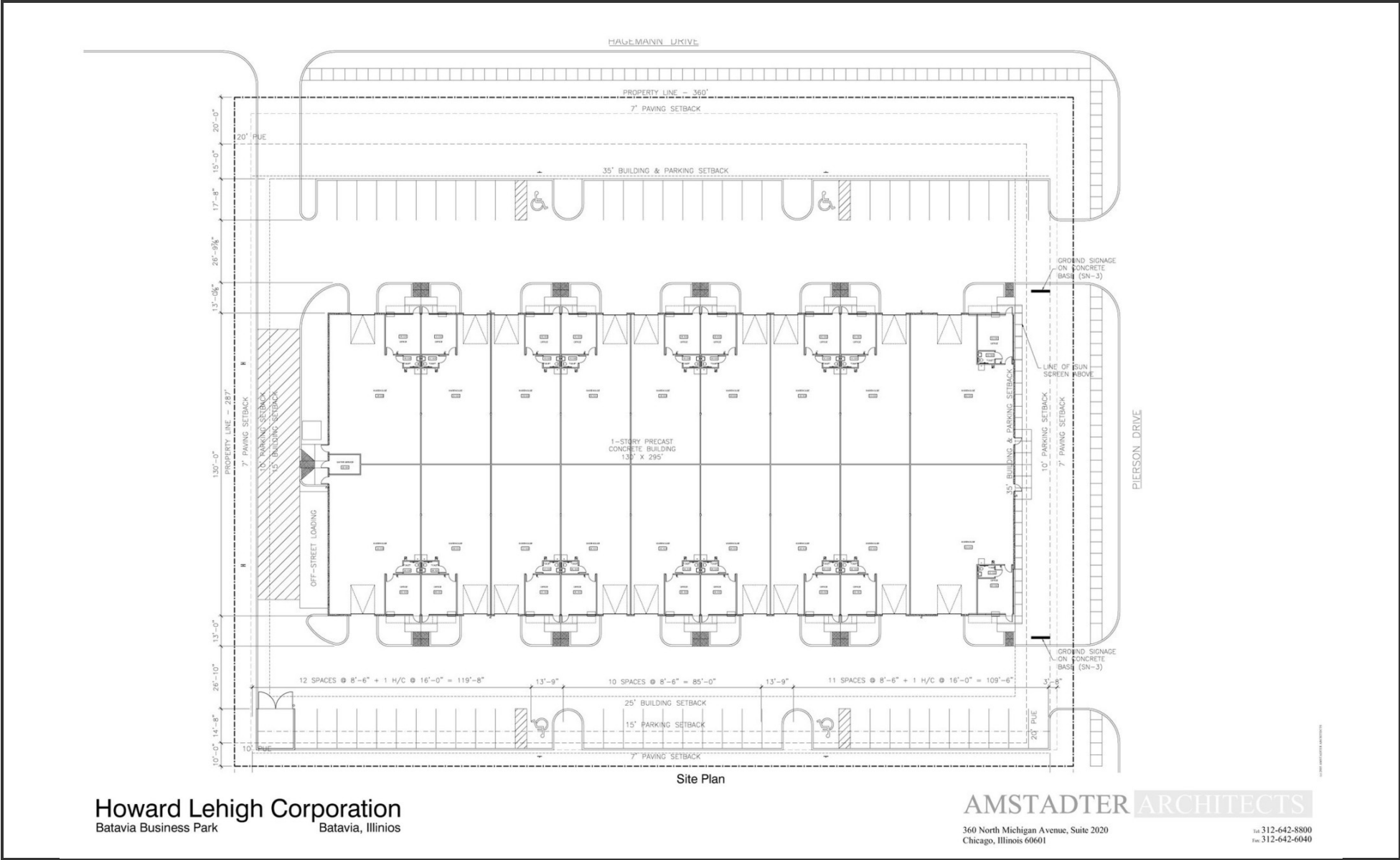
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Additional Photos



Howard Lehigh Corporation
Batavia Business Park Batavia, Illinois

AMSTADTER ARCHITECTS

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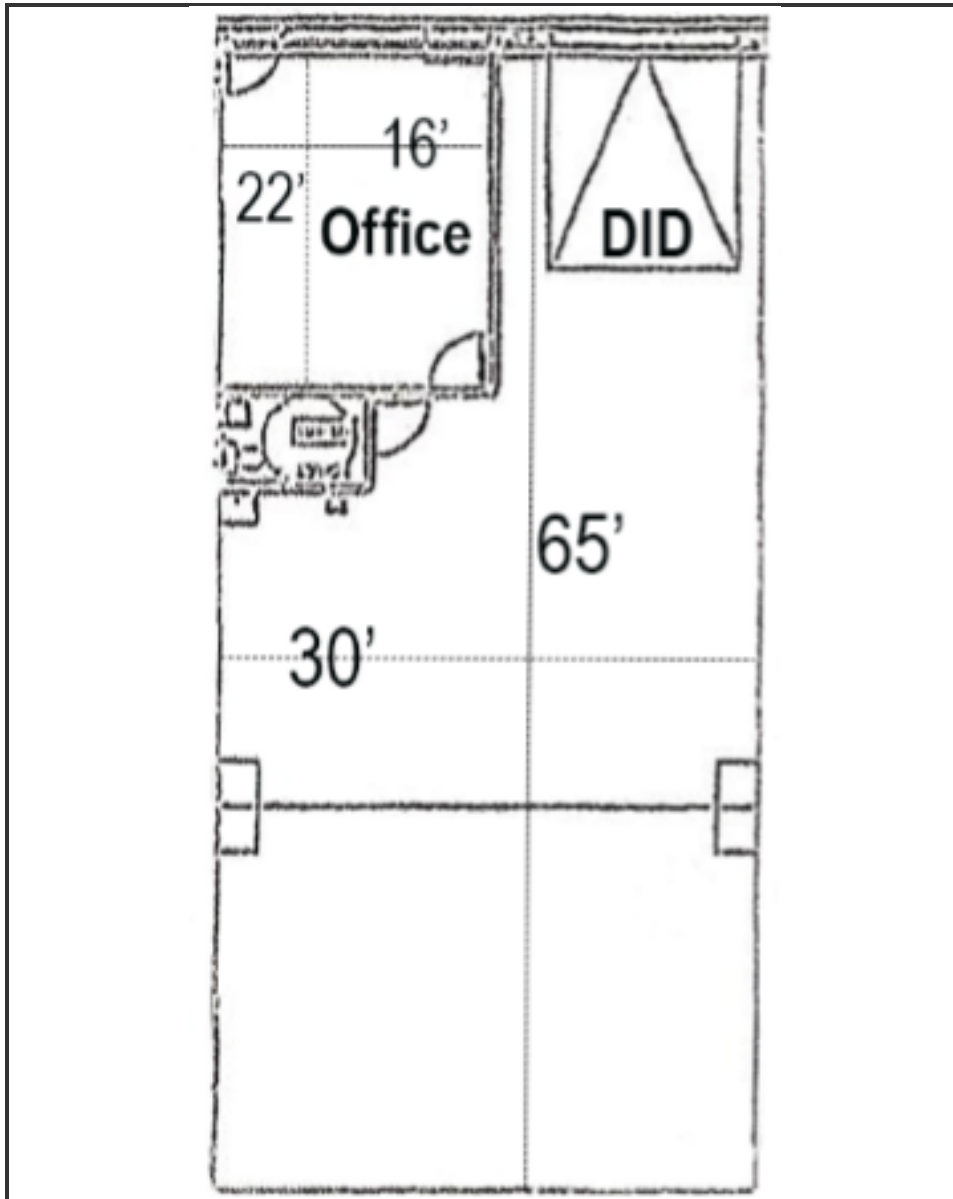
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All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

Additional Photos



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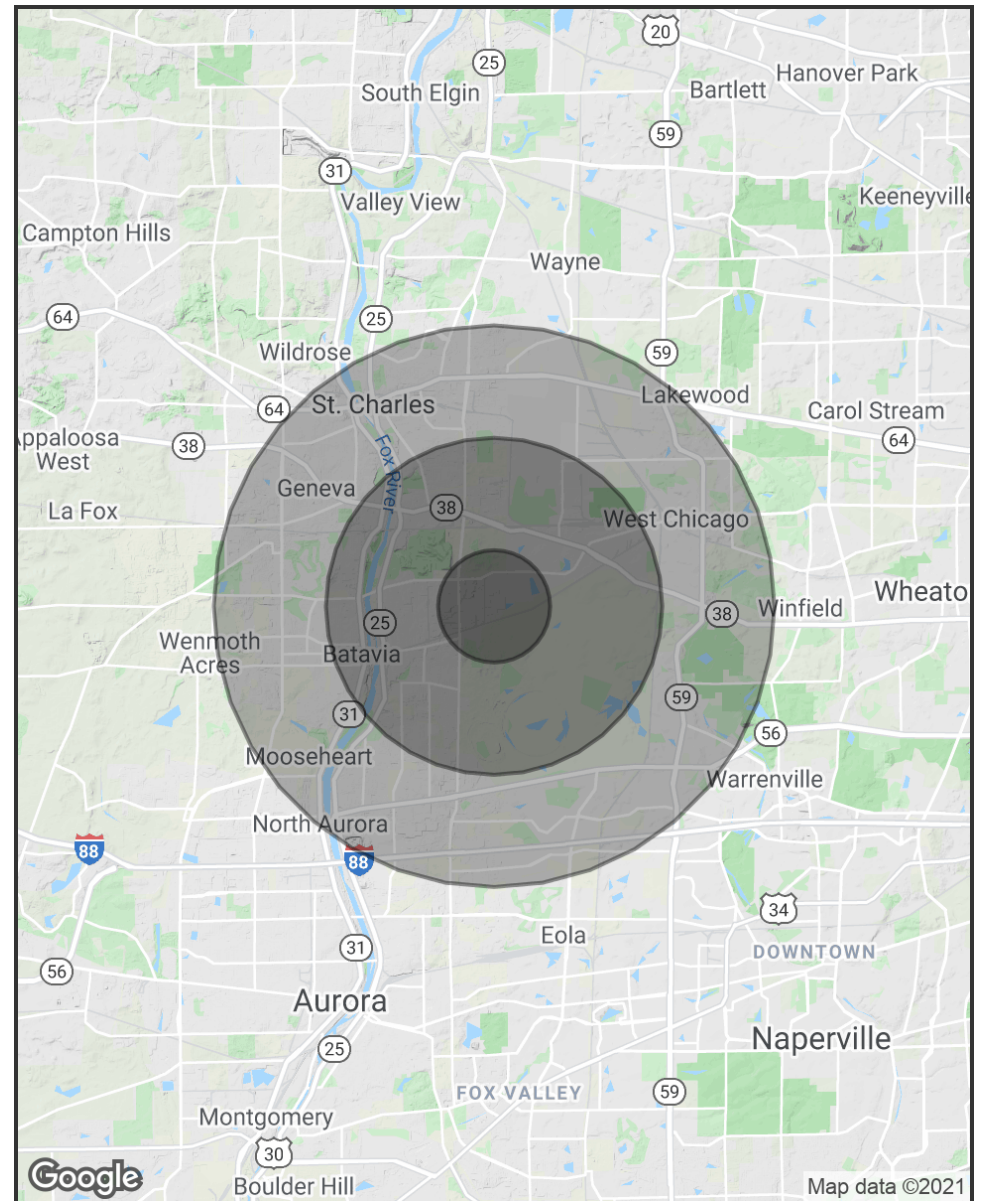
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,834	35,355	126,679
Average age	35.0	35.0	37.3
Average age (Male)	36.5	35.2	36.7
Average age (Female)	36.5	35.9	38.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,393	12,208	45,082
# of persons per HH	2.8	2.9	2.8
Average HH income	\$84,077	\$91,164	\$97,193
Average house value	\$312,086	\$309,949	\$338,277

* Demographic data derived from 2010 US Census



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