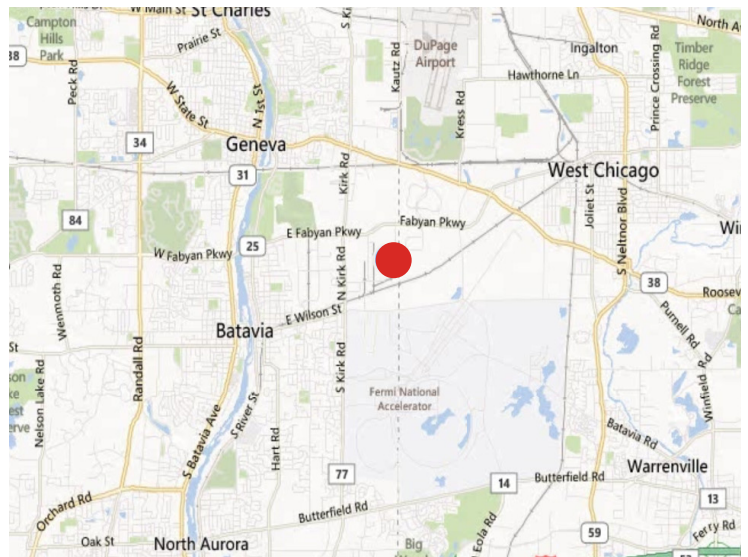


BUILD-TO-SUIT OPPORTUNITY

11.25 acres available

Batavia Business Park at 1390 Pierson Drive | Batavia, IL



Property highlights

- 11.25 acres
- 250,250 s.f. available (divisible to 50,050 s.f.)
- Development opportunity
- Office space to-suit
- 30' clear height
- Heavy power to-suit
- Trailer parking
- 25 dock doors
- M-1 zoning allows for warehouse, manufacturing, outside storage and light assembly
- Batavia power

Location highlights

- Convenient access to I-88

Lease rate

- Subject to offer

Sale price

- Subject to offer

Contact

Frank Griffin
Executive Vice President
847 638 3300
frank.griffin@am.jll.com

Dominic Carbonari
Executive Vice President
630 248 9354
dominic.carbonari@am.jll.com

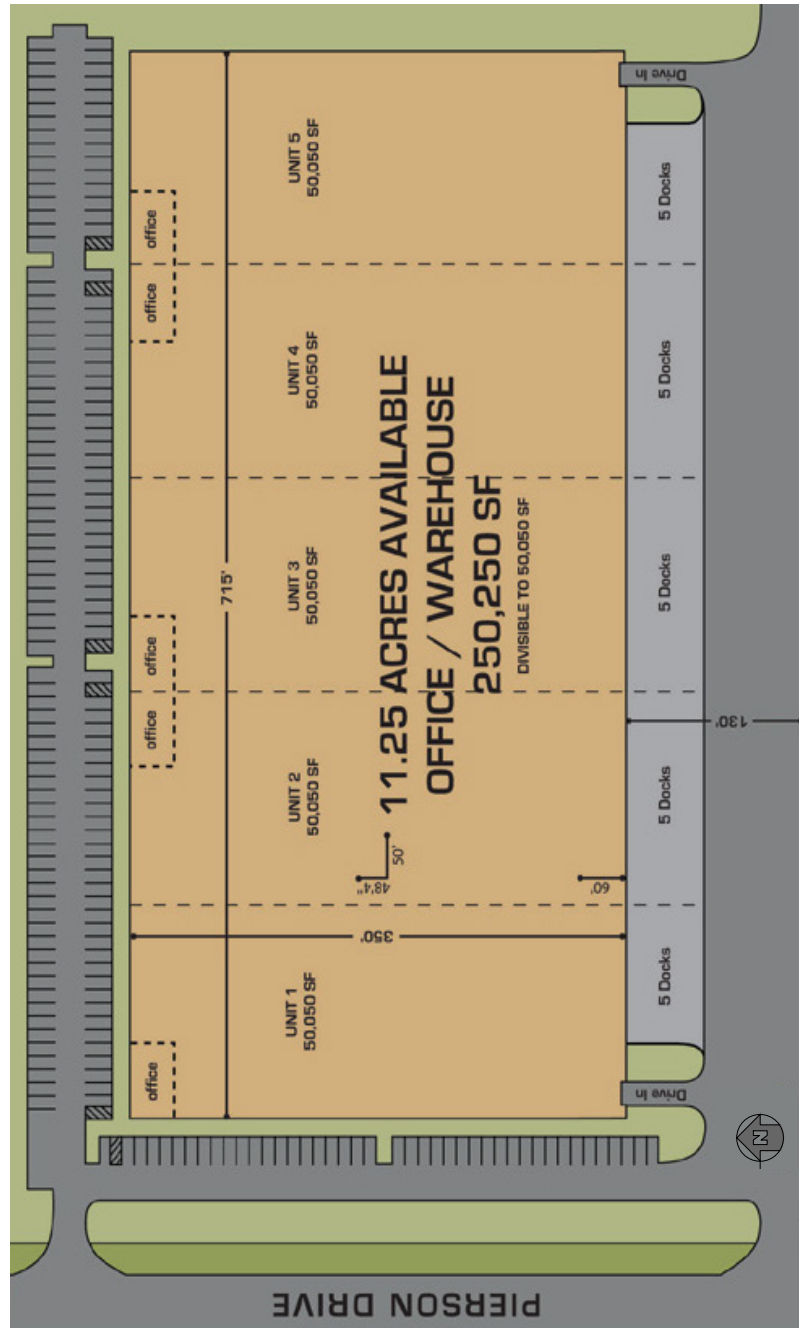
8755 West Higgins Road
Suite 750
Chicago, Illinois 60631
+1 773 304 4100

northern
Northern Builders, Inc.

11.25 acres available

Batavia Business Park at 1390 Pierson Drive | Batavia, IL

Proposed site plan



Contact

Frank Griffin
Executive Vice President
+1 312 304 4104
frank.griffin@am.jll.com

Dominic Carbonari
Executive Vice President
+1 773 304 4102
dominic.carbonari@am.jll.com

8755 West Higgins Road
Suite 750
Chicago, Illinois 60631
+1 773 304 4100

northern
Northern Builders, Inc.