

 Industrial Units For Lease

2 UNITS AVAILABLE!

1183 Pierson Drive, Batavia, IL 60510



SIZE:

Units Available

Unit 112 - 1,950 SF

Unit 117 - 2,540 SF

ADDRESS:

1183 Pierson Drive Batavia, IL 60510

SUMMARY:

Well Maintained small Industrial Condo. Units feature 16' clear warehouse, single air conditioned office, 1 washroom and 10' x 12' Drive in Door.

MORKEN
& ASSOCIATES

MORKEN & ASSOCIATES

3820 Ridge Pointe Drive, Geneva, IL 60134

630.567.7800 | morkenassociates.com

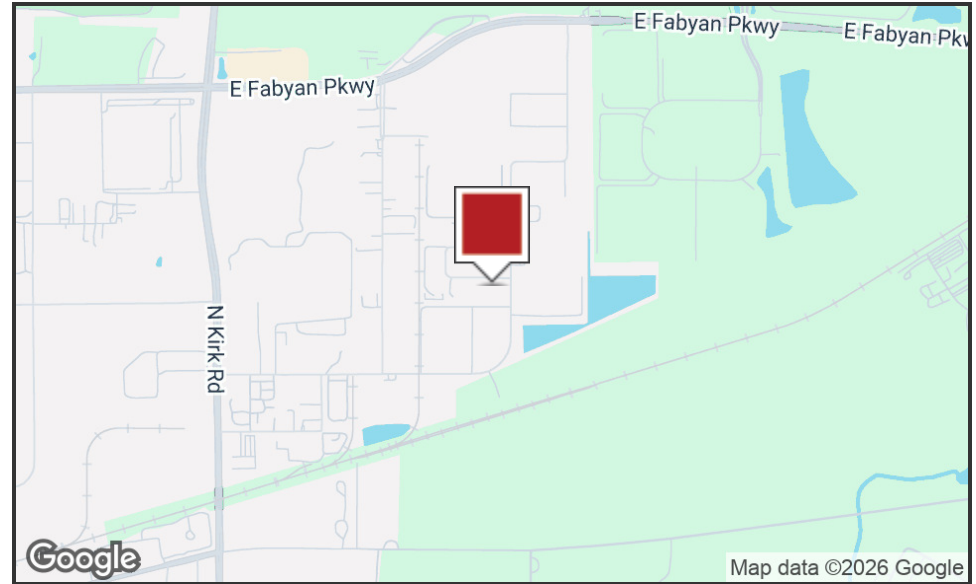
SCOTT MORKEN

630.567.7804

scottmorken@morkenassociates.com

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.

Executive Summary



OFFERING SUMMARY

Lease Rate: \$15.00 SF Gross + \$10 Water
Building Size: 39,000 SF
Available SF: 1,950 - 2,540 SF

PROPERTY OVERVIEW

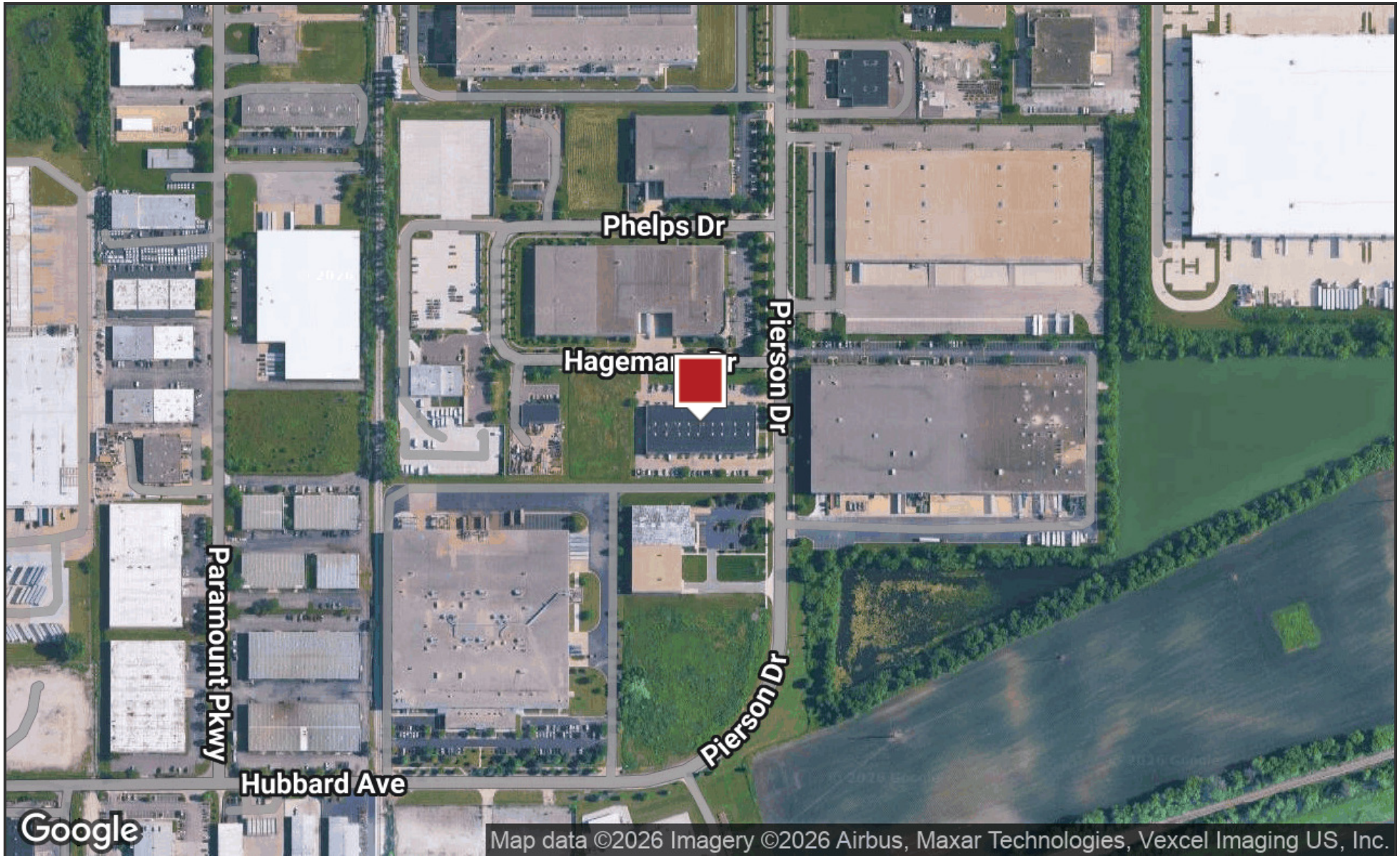
Size: 1,950 SF - 2,540 SF
Office area: 350 SF +/-
Sprinklered: Yes, wet system
Loading: (1) 10'x12' door
Ceiling Height: 16'
Power: 100 Amp 3 Phase.
Lease Rate: \$15 SF Gross for lease (plus \$10.00 month/for water)
Lease Length: 2-5 years preferred.

MORKEN
& ASSOCIATES

MORKEN & ASSOCIATES
3820 Ridge Pointe Drive, Geneva, IL 60134
630.567.7800 | morkenassociates.com

SCOTT MORKEN
630.567.7804
scottmorken@morkenassociates.com

Location Maps



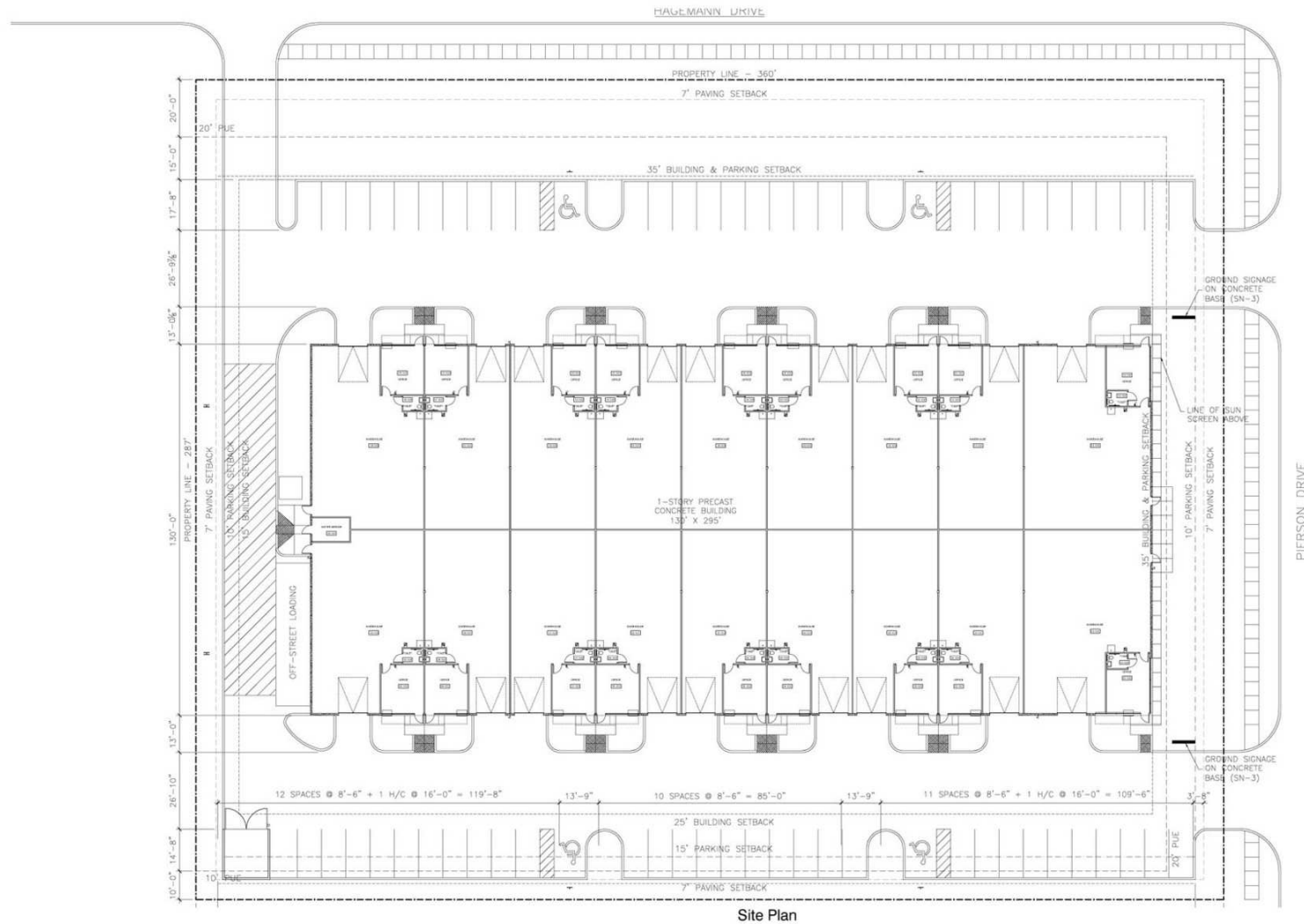
MORKEN
& ASSOCIATES

MORKEN & ASSOCIATES
3820 Ridge Pointe Drive, Geneva, IL 60134
630.567.7800 | morkenassociates.com

SCOTT MORKEN
630.567.7804
scottmorken@morkenassociates.com

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



Site Plan

Howard Lehigh Corporation
Batavia Business Park
Batavia, Illinois

AMSTADTER ARCHITECTS

360 North Michigan Avenue, Suite 2020
Chicago, Illinois 60601

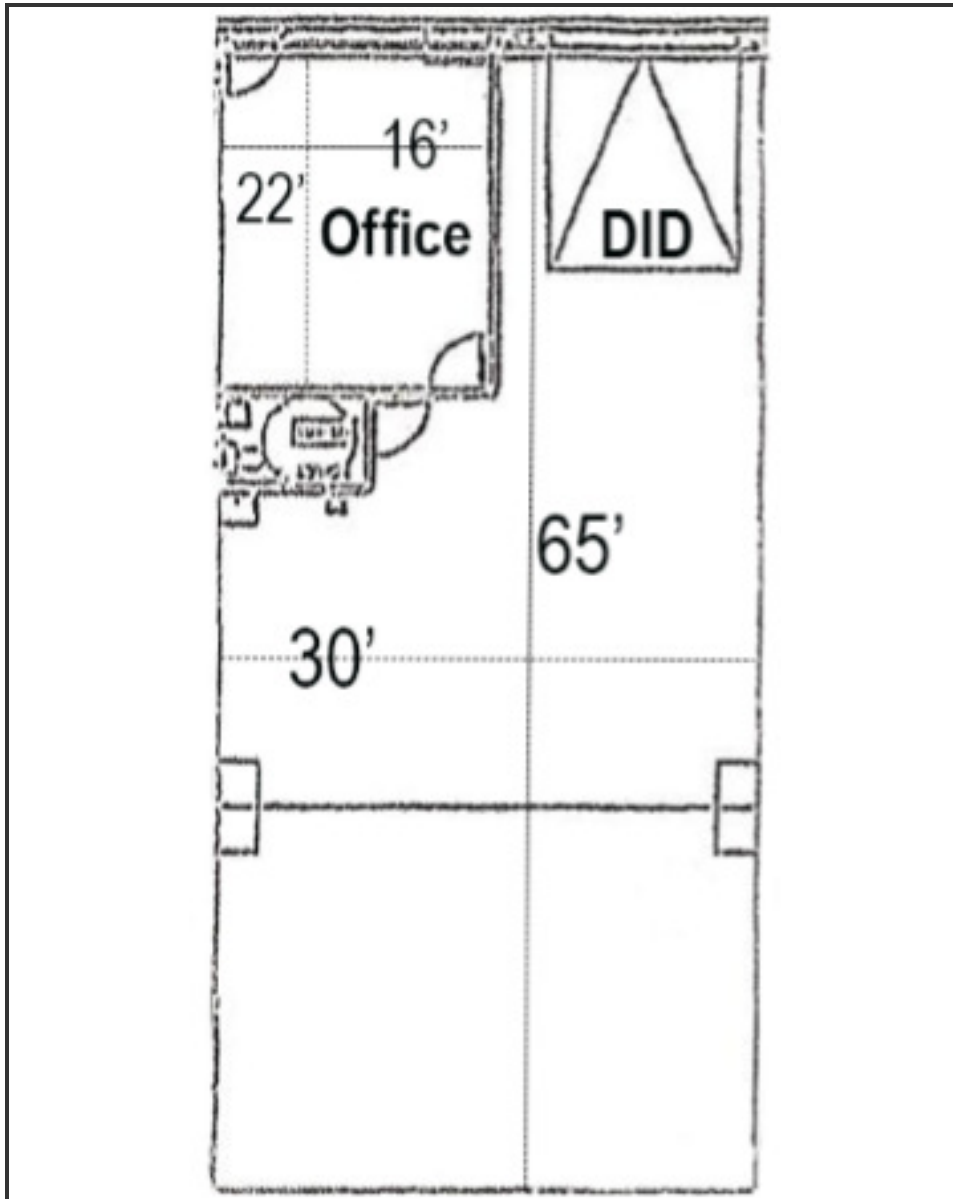
tel. 312-642-8800
fax 312-642-6040

MORKEN
& ASSOCIATES

MORKEN & ASSOCIATES
3820 Ridge Pointe Drive, Geneva, IL 60134
630.567.7800 | morkenassociates.com

SCOTT MORKEN
630.567.7804
scottmorken@morkenassociates.com

Additional Photos



MORKEN
& ASSOCIATES

MORKEN & ASSOCIATES

3820 Ridge Pointe Drive, Geneva, IL 60134
630.567.7800 | morkenassociates.com

SCOTT MORKEN

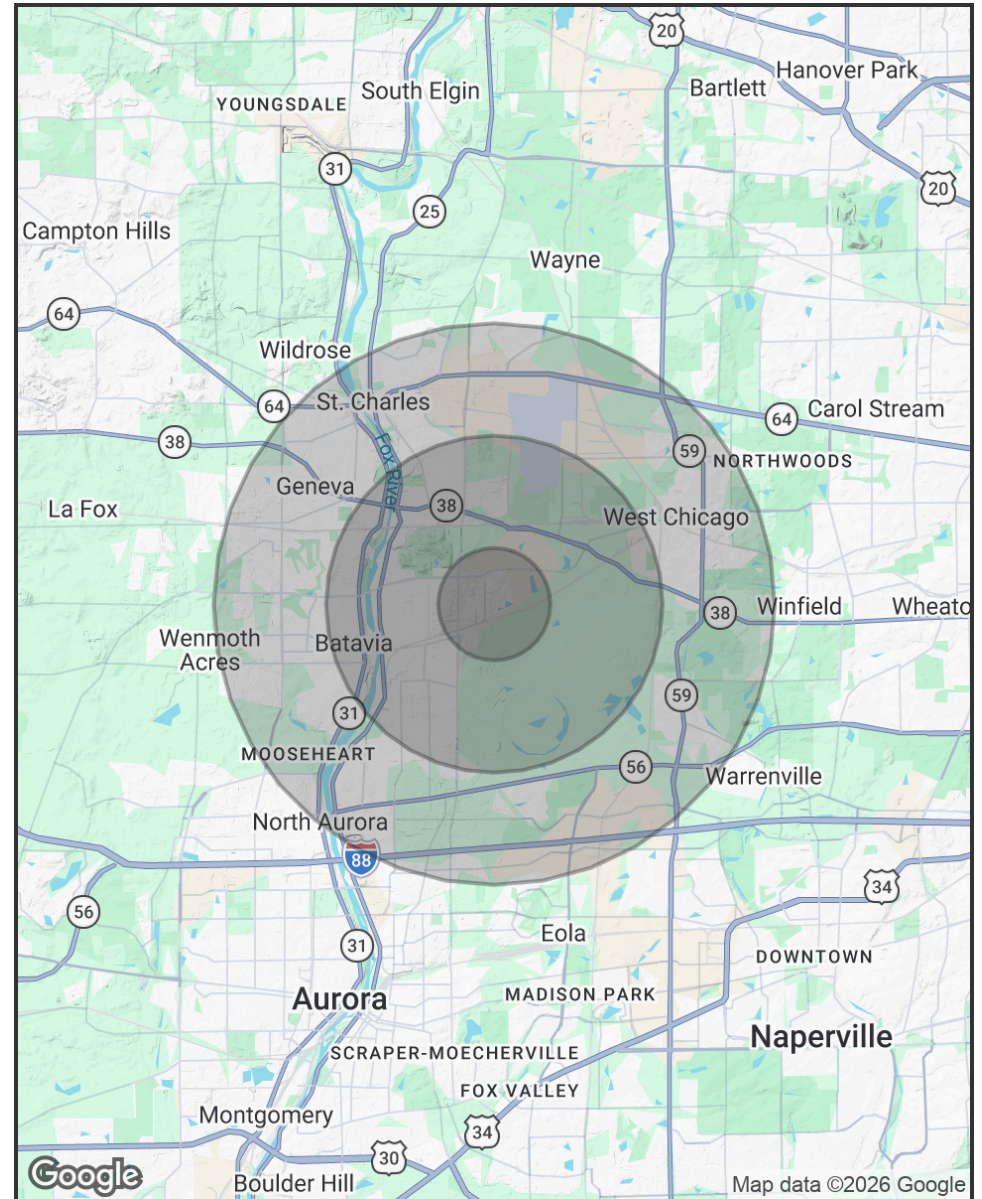
630.567.7804
scottmorken@morkenassociates.com

Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,303	34,687	128,639
Average age	45.0	41.3	40.2
Average age (Male)	41.9	39.5	39.7
Average age (Female)	46.9	42.9	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	547	13,071	47,540
# of persons per HH	2.4	2.7	2.7
Average HH income	\$122,029	\$138,467	\$139,084
Average house value	\$357,021	\$369,199	\$367,189

* Demographic data derived from 2020 ACS - US Census



MORKEN
& ASSOCIATES

MORKEN & ASSOCIATES
3820 Ridge Pointe Drive, Geneva, IL 60134
630.567.7800 | morkenassociates.com

SCOTT MORKEN
630.567.7804
scottmorken@morkenassociates.com