

**LIGHT
INDUSTRIAL /
OFFICE / FLEX
SPACE FOR
LEASE**

**±1,500 -
±22,000 SF
(DIVISIBLE)**

**Affordable
Overflow
Storage Space**

**3rd Story Office
with Ample
Natural Light**



TRANSWESTERN

REAL ESTATE
SERVICES

901 N. BATAVIA AVENUE

Batavia, IL 60510

[Property Website](#)



Specifications

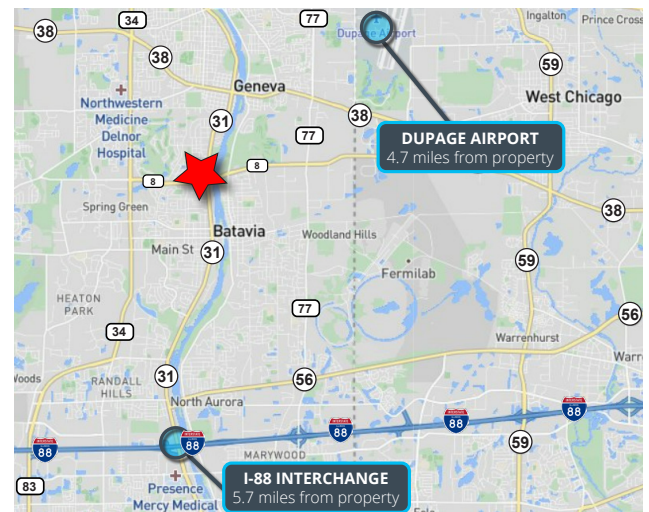
- Building Size: ±131,000 SF
- Land Area: ±12.31 AC
- Available: ±1,500-22,000 SF (Div)
- Office Size: ±7,000 SF (Div)
- Ceiling Height: 14' - 18'
- Loading: 3 Ext Docks / 2 DID
- Parking: ±50 Cars
- Sprinklers: Wet
- Zoning: Mixed Use
- Built/Renovated: 1936/1984
- Construction: Masonry/Metal

Highlights

- Light industrial, office, and flex space available
- Historic landmark building with award-winning architecture.
- Iconic building on National Register of Historic Places
- Affordable overflow warehouse space
- 3rd story office area with ample natural light

Lease Rate

- **Warehouse: \$7.95 PSF MG**
- **Office: \$17.95 PSF MG**



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