

**FLEX SPACE
FOR
SUBLEASE**

±6,808 SF

Sublease
Through
6/15/2028

Just 5 Miles
from the I-88
Interchange

TRANSWESTERN
REAL ESTATE
SERVICES

421 N. RADDANT ROAD

Batavia, IL 60510

[Property Website](#)



SPECIFICATIONS

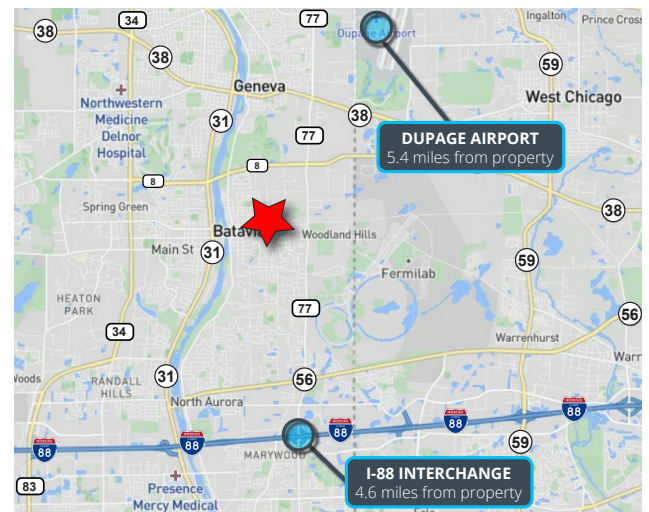
- Building Size: ±56,935 SF
- Land Area: ±4.08 AC
- Available Size: ±6,808 SF
- Warehouse Size: ±1,875 SF
- Office Size: ±4,993 SF
- Loading: 1 Exterior Dock
- Power: 277A 480V 3PH
- Parking: ±16 Cars
- Sprinklers: Wet
- Heating: Gas (A/C in office)
- Year Built: 1997
- Zoning: LI (Light Industrial)
- Construction: Masonry/Metal

HIGHLIGHTS

- Sublease through 6/15/28
- 22' ceilings in warehouse
- 12'6" ceilings in office
- Four restrooms (2 men and 2 women)
- Just 5 miles from the I-88 interchange
- Kane County taxes
- Professionally owned and managed facility

PRICING

- CAM: \$1.28 PSF (2025 Est.)
- INS: \$0.14 PSF (2025 Est.)
- RET: \$1.68 PSF (2025 Est.)
- **Lease Rate: Subject to Offer**



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MAIN FLOOR PLAN



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PROPERTY PHOTOS



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