

**INDUSTRIAL  
SPACE FOR  
SUBLEASE**

**±62,134 SF**

Sublease  
Through  
7/31/2028

Fenced  
Truck  
Court



**TRANSWESTERN**

REAL ESTATE  
SERVICES

# 1200-1250 DOUGLAS ROAD

Batavia, IL 60510

[Property Website](#)



## Specifications

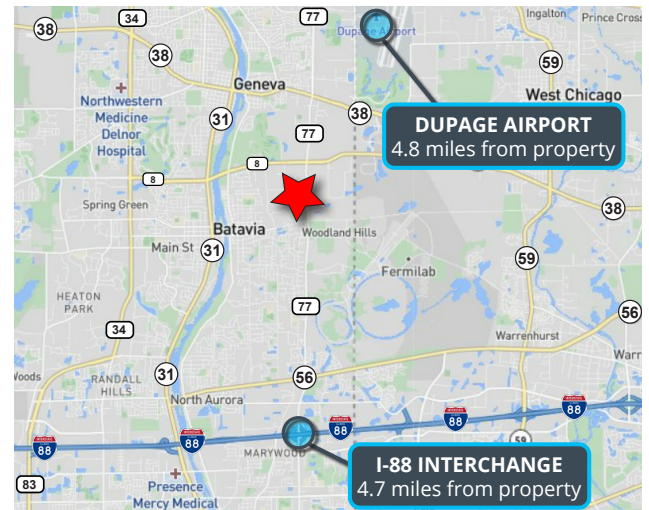
- Building Size: ±137,573 SF
- Land Area: ±7.71 AC
- Available Size: ±62,134 SF
- Office Size: ±2,500 SF
- Ceiling Height: 30'
- Loading: 10 Ext Docks / 1 DID
- Power: 400A 480V
- Parking: ±50 Cars
- Sprinklers: ESFR
- Heating: Gas
- Year Built: 2017
- Zoning: GI (General Industrial)
- Construction: Precast Concrete

## Highlights

- Fenced truck court with parking for ±25 trailers
- 47'6" x 50' column spacing
- 60' speed bay
- Sublease through 7/31/28
- Available within 60 days
- Office furniture and warehouse racking available
- Kane County taxes

## Pricing

- OPEX: \$1.07 PSF (2023 Est.)
- RET: \$1.66 PSF (2023 Est.)
- **Sublease Rate: \$6.35 PSF Net**



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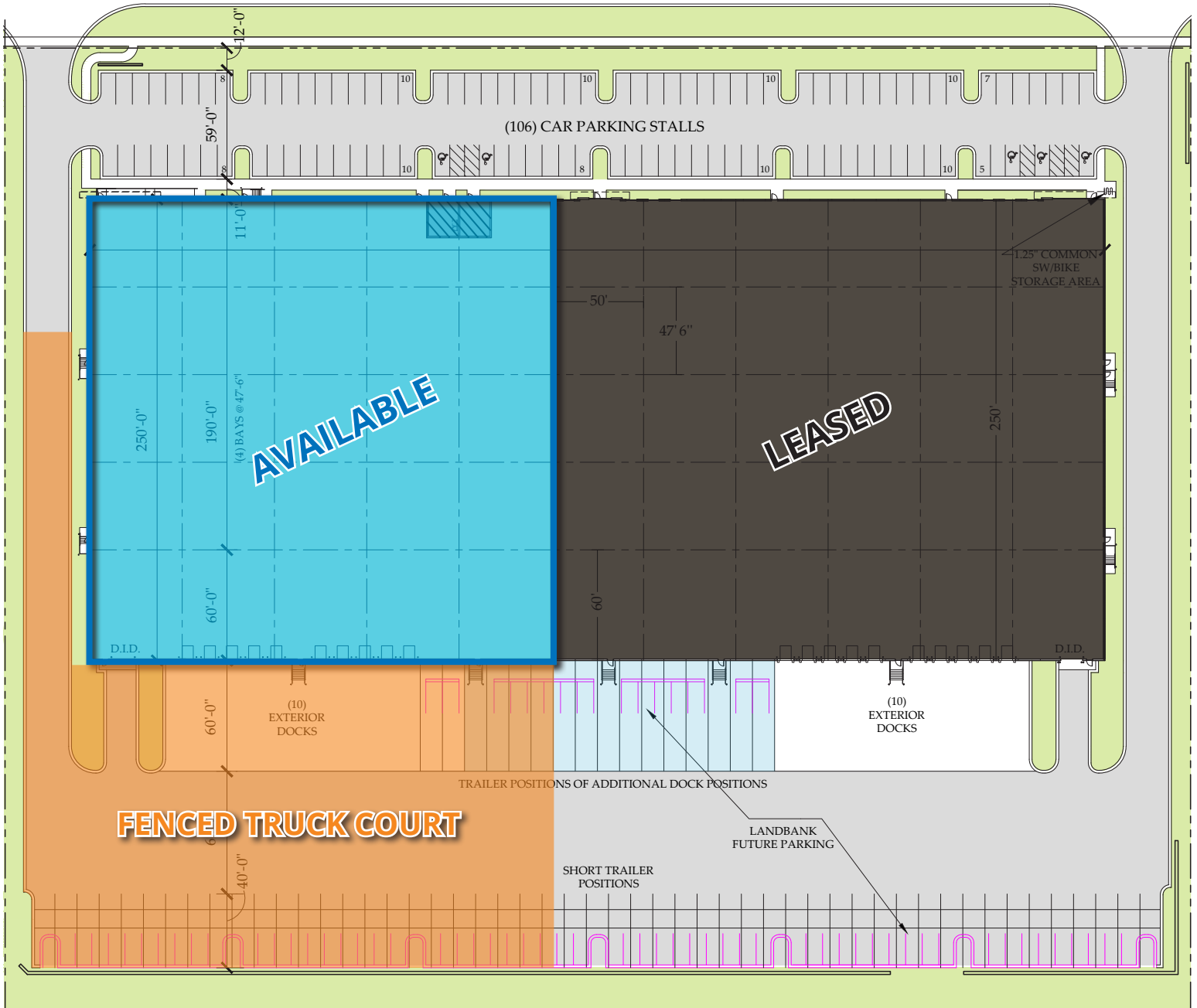
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## SITE PLAN



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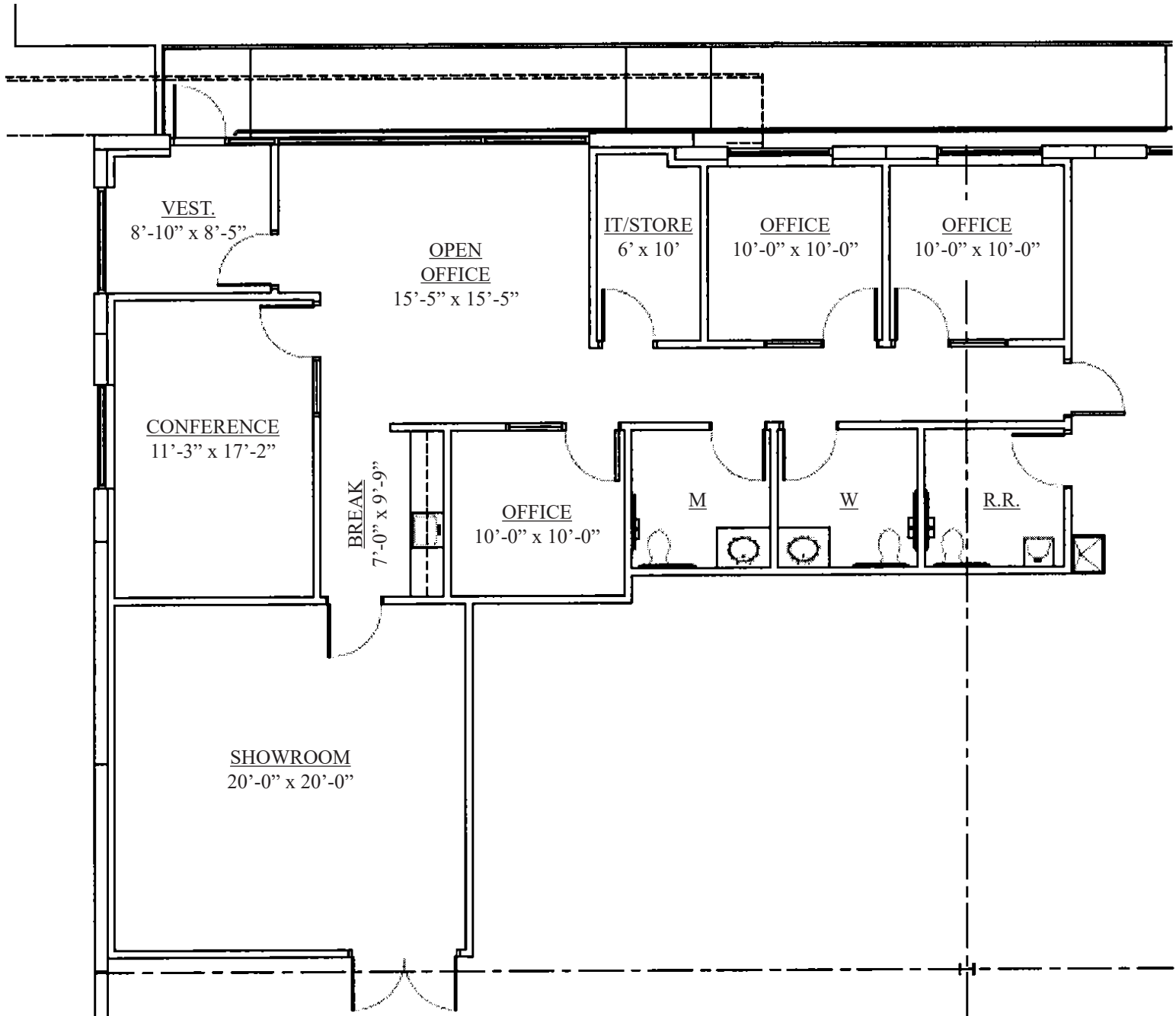
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## OFFICE LAYOUT



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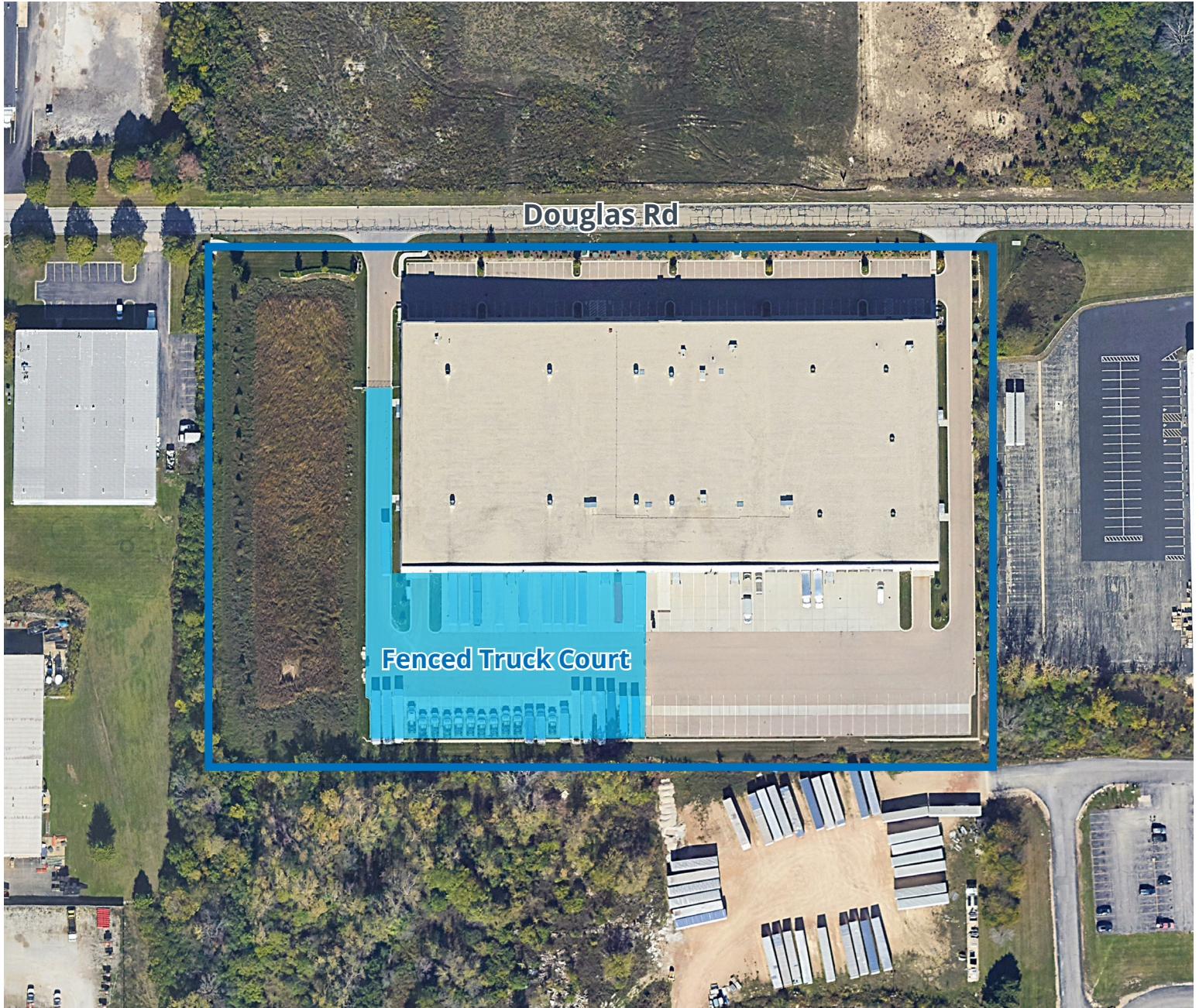
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**PROPERTY AERIAL**



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