

±8,384 SF  
INDUSTRIAL  
SPACE  
FOR LEASE

Preferred  
Corner Unit

Clear Span  
Warehouse

Professionally  
Owned and  
Managed by:



  
TRANSWESTERN  
REAL ESTATE  
SERVICES

# 431 N. RADDANT ROAD

Batavia, IL 60510

[Property Website](#)



## SPECIFICATIONS

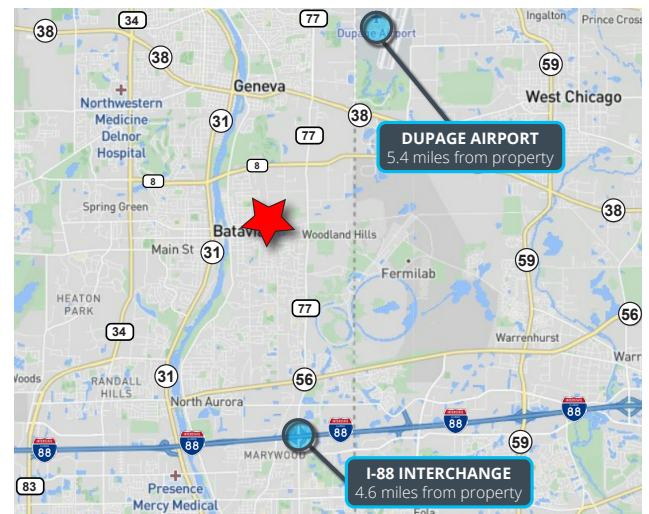
- Building Size: ±56,935 SF
- Land Area: ±4.08 AC
- Available Size: ±8,384 SF
- Office Size: ±2,463 SF
- Ceiling Height: 19' - 22'
- Loading: 1 Ext Dock / 1 DID
- Power: 400A 480V
- Parking: ±15 Cars
- Sprinklers: Wet
- Year Built: 1997
- Zoning: LI (Light Industrial)
- Construction: Masonry/Metal
- **Lease Rate: Subject to Offer**

## HIGHLIGHTS

- Preferred corner unit
- Clear span warehouse
- ±724 SF mezzanine area not included in total building size
- Restrooms in both office and warehouse areas
- Kane County taxes
- Professionally owned and managed

## PRICING

- CAM: \$1.16 PSF
- INS: \$0.13 PSF
- RET: \$1.57 PSF
- **Lease Rate: Subject to Offer**



Marko Kaplarevic  
Associate  
847.588.5651  
marko.kaplarevic@transwestern.com

Michael Marconi, SIOR  
Sr. EVP & Designated Managing Broker  
847.588.5679  
michael.marconi@transwestern.com

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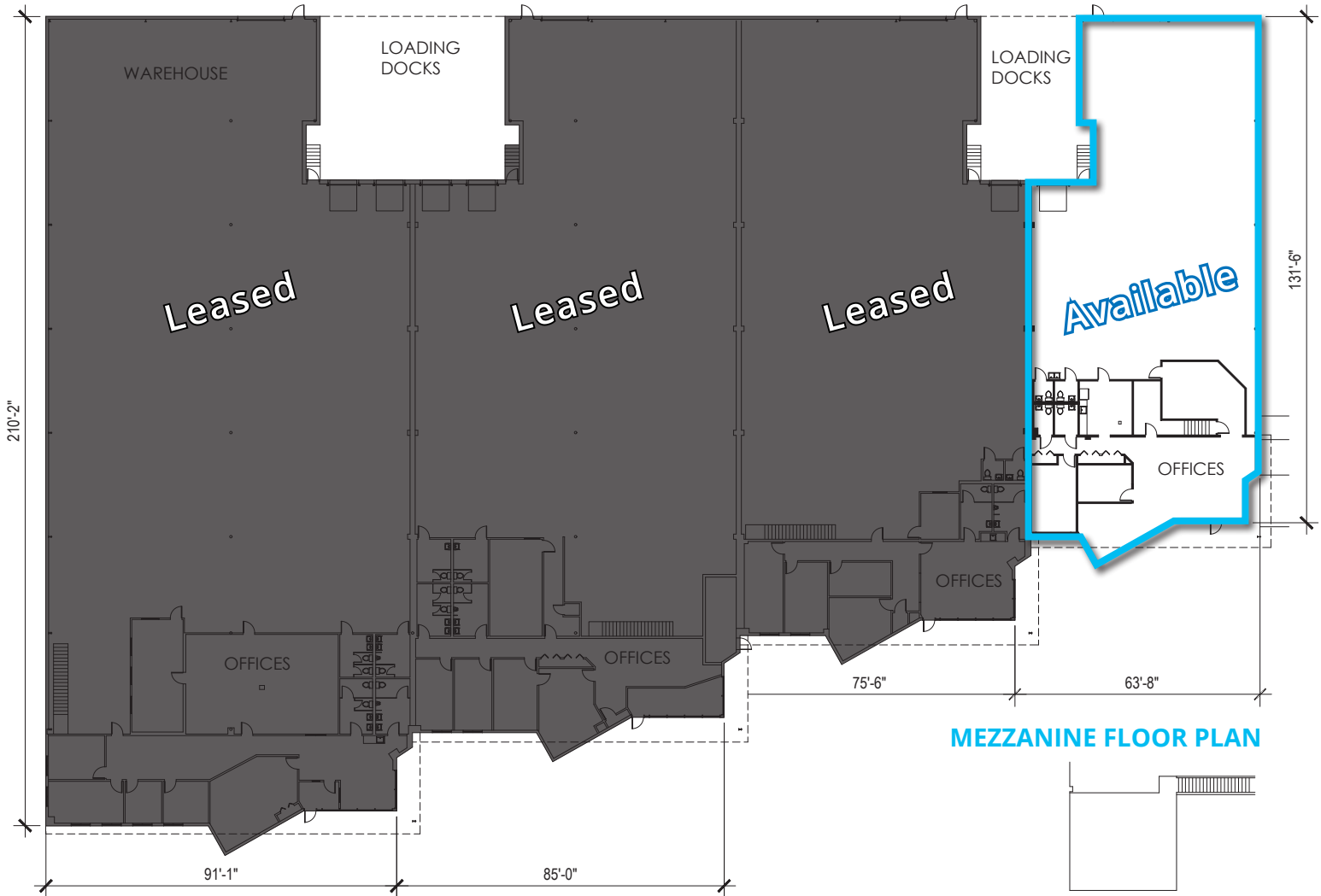


  
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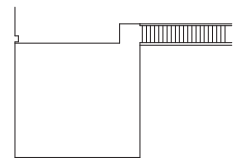
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## MAIN FLOOR PLAN



## MEZZANINE FLOOR PLAN



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## PROPERTY PHOTOS



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