

**INDUSTRIAL  
SPACE FOR  
SUBLEASE**

**±38,400 -  
±57,600 SF**

Fully  
Demised  
Space

Flexible  
Terms



**TRANSWESTERN**

REAL ESTATE  
SERVICES

# 1070 SWANSON DRIVE

Batavia, IL 60510

[Property Website](#)

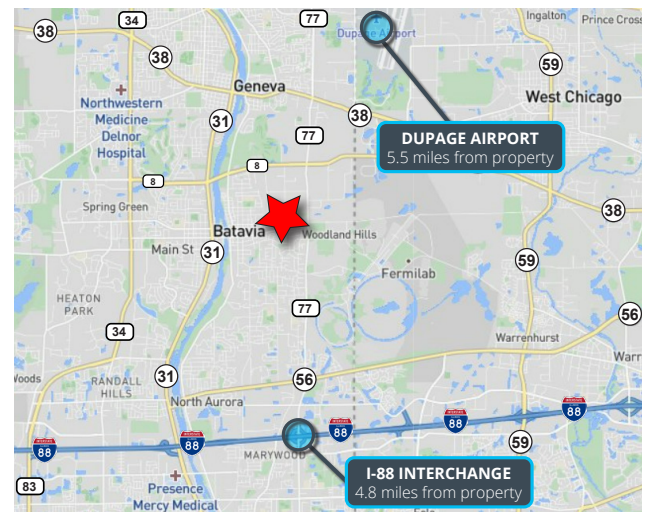


## Specifications

- Building Size: ±107,800 SF
- Land Area: ±7.11 AC
- Available Size: ±57,600 SF
- Divisible To: ±38,400 SF
- Ceiling Height: 30'
- Loading: 6 Ext Docks / 1 DID
- Power: 400A 480V
- Parking: ±10 Cars
- Sprinklers: ESFR
- Heating: Gas
- Year Built: 1999
- Construction: Precast
- **Lease Rate: Subject to Offer**

## Highlights

- Sublease through 5/31/28
- Fully demised space with warehouse bathrooms and break area (no office)
- Food-grade warehouse
- Flexible terms
- Will consider managed warehousing deals
- Zoned Light Industrial
- Just 5 miles north of the I-88 interchange at Farnsworth Ave



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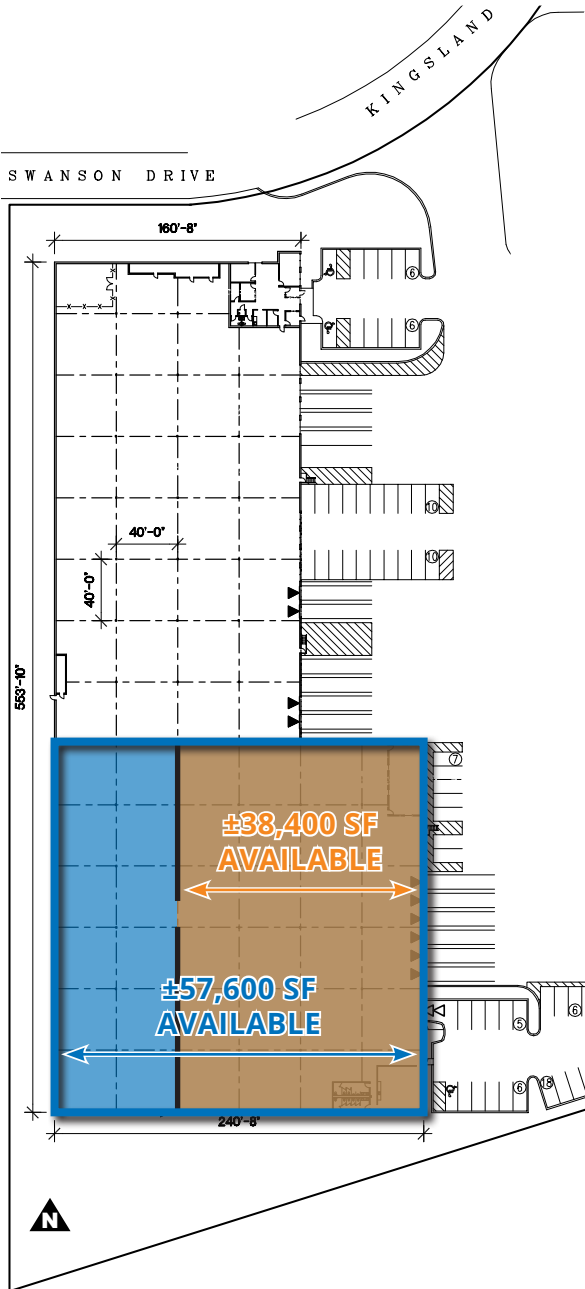
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**SITE PLAN**



**AERIAL VIEW**



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