

**INDUSTRIAL
BUILDING
FOR LEASE**

**±7,837 -
±15,674 SF**

Low Kane
County Taxes

Professionally
Owned and
Managed by:


WESTMOUNT
REALTY CAPITAL, LLC


TRANSWESTERN
REAL ESTATE
SERVICES

902 PARAMOUNT PARKWAY

Batavia, IL 60510

[Property Website](#)



Specifications

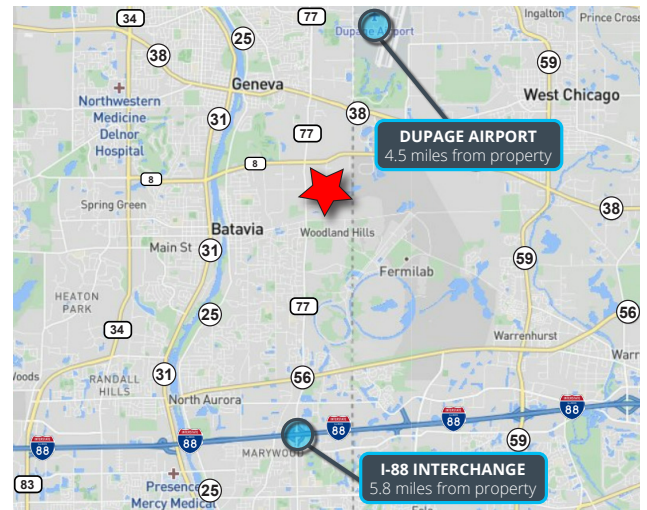
- Building Size: ±15,674
- Divisible To: ±7,837 SF
- Office Size: ±2,500 SF (Div.)
- Land Area: ±0.97 AC
- Ceiling Height: 15'
- Loading: 2 Ext Docks / 2 DID
- Power: 400A 240V 3P
- Parking: ±22 Cars
- Sprinklers: Wet
- Year Built: 1987
- Year Renovated: 2018
- Construction: Metal
- Zoning: General Industrial

Highlights

- Standalone building
- Facade upgrades
- New parking lot and landscape upgrades
- Close proximity to Kirk Road and Fabyan Road
- Low Kane County taxes
- Professionally owned and managed

Pricing

- CAM: \$1.26 PSF (2025 Est.)
- RET: \$1.93 PSF (2025 Est.)
- **Lease Rate: Subject to Offer**



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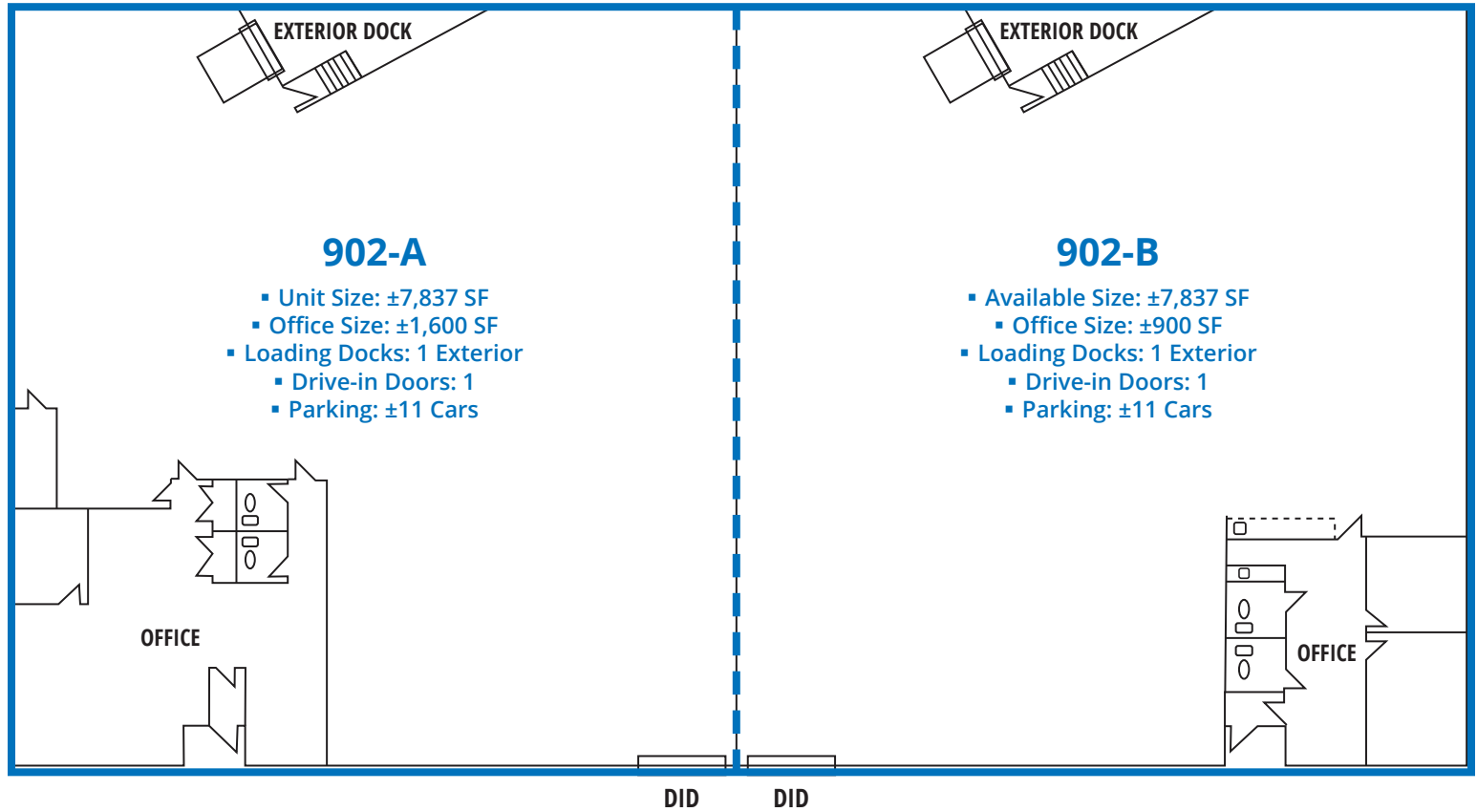

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BUILDING LAYOUT



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PROPERTY AERIAL



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