

**INDUSTRIAL  
SPACE  
FOR LEASE**

**UNIT B  
±7,521 SF**

**UNIT D  
±12,526 SF**

Professionally  
Owned and  
Managed by:



**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# 900 PARAMOUNT PARKWAY

Batavia, IL 60510

[Property Website](#)



## Building Specifications

- Building Size: ±37,818 SF
- Land Area: ±2.02 AC
- Ceiling Height: 18'
- Parking: ±51 Spaces
- Sprinklers: Wet
- Year Built: 1987 (2018 Renovations)
- Construction: Metal
- Zoning: General Industrial

## Highlights

- Minimal office
- Clear span warehouse
- Newly painted exterior
- New parking lot and landscape upgrades
- Close proximity to Kirk Road and Fabyan Road
- Low Kane County taxes
- Professionally owned and managed

## Unit Specifications

### UNIT B

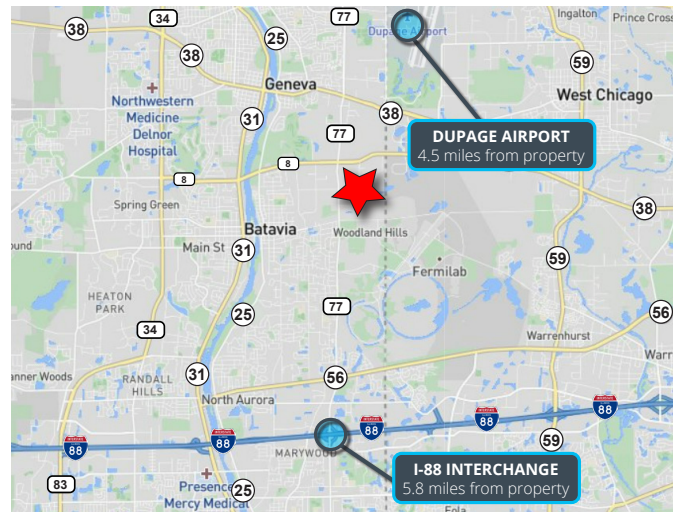
- Size: ±7,521 SF
- Warehouse: ±6,721 SF
- Office: ±800 SF
- Loading: 1 Exterior Dock and 1 DID (8'x10')
- Power: 200A 120-208V
- Available Immediately

### UNIT D

- Size: ±12,526 SF
- Warehouse: ±10,826 SF
- Office: ±1,700 SF SF
- Loading: 2 Exterior Docks and 2 DID (14'x14' & 7'x7')
- Power: 200A 120-208V
- Available Q4 2024

## Pricing:

- CAM: \$1.67 PSF
- RET: \$1.72 PSF (2023)
- **Lease Rate: Subject to Offer**



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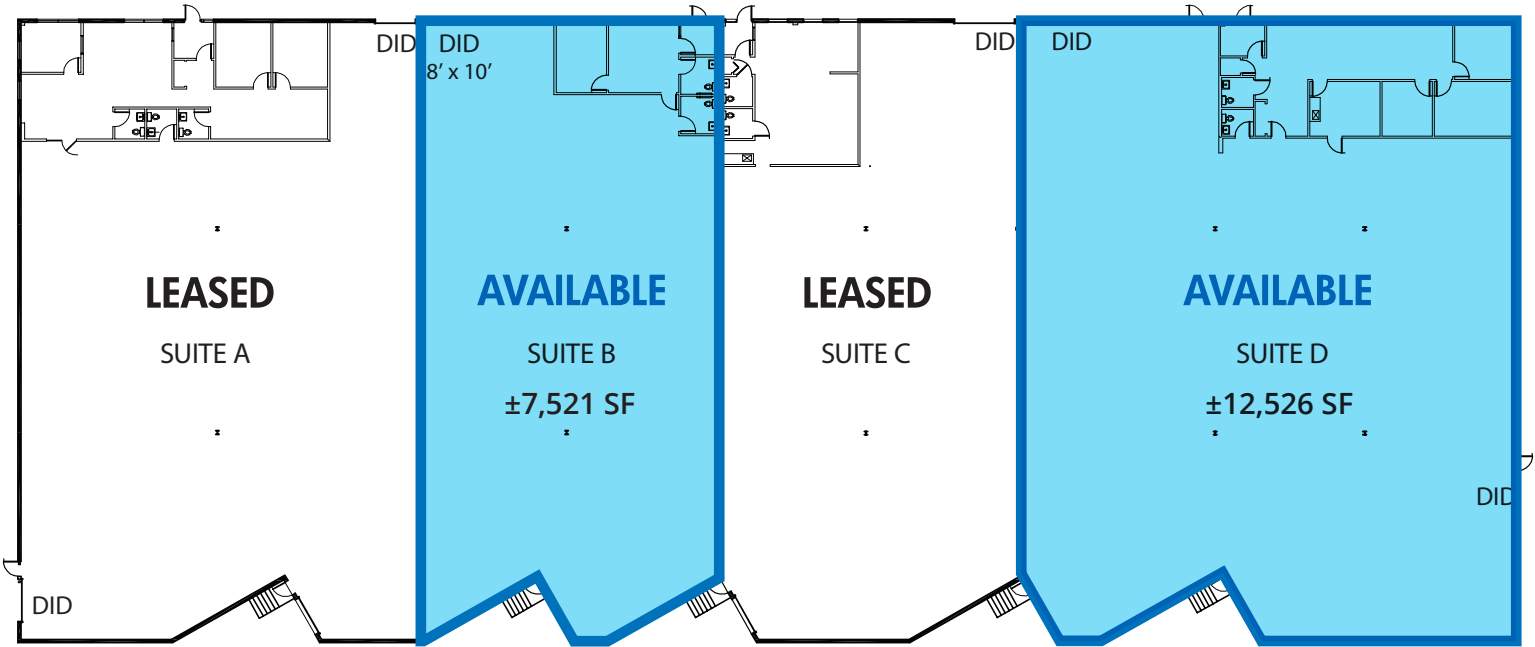


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## FLOOR PLAN



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