

±12,471 SF  
**INDUSTRIAL  
SPACE  
FOR LEASE**

Corner  
Unit

Mezzanine  
Space Above  
Office Area

Professionally  
Owned and  
Managed by:



  
**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# 1071 KINGSLAND DRIVE

Batavia, IL 60510

[Property Website](#)



## SPECIFICATIONS

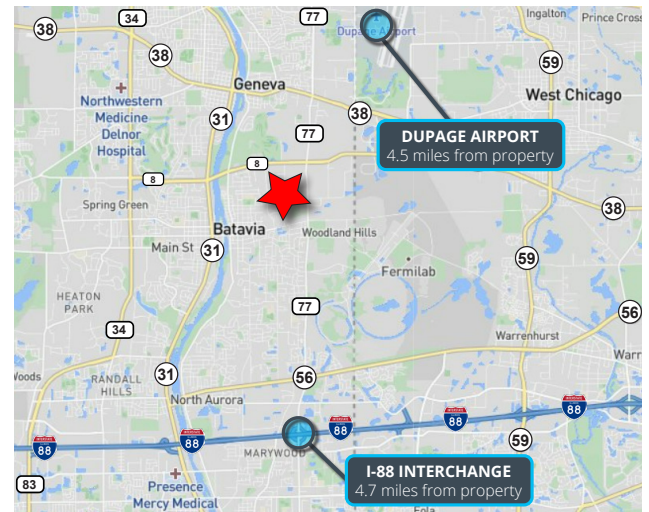
- Building Size: ±54,522 SF
- Land Area: ±3.70 AC
- Available Size: ±12,471 SF
- Office Size: ±1,473 SF
- Mezzanine Size: ±1,560 SF
- Ceiling Height: 18'
- Loading: 1 Ext Dock / 1 DID
- Parking: ±20 Cars
- Sprinklers: Wet
- Year Built: 1990
- Zoning: LI (Light Industrial)
- Construction: Masonry/Metal
- **Lease Rate: Subject to Offer**

## HIGHLIGHTS

- Corner unit
- Mezzanine space above office area
- Low Kane County taxes
- Easy access to Routes 25, 31, 38, 56, and 59
- Professionally owned and managed

## PRICING

- CAM: \$1.15 PSF
- INS: \$0.16 PSF
- RET: \$2.02 PSF
- **Lease Rate: Subject to Offer**



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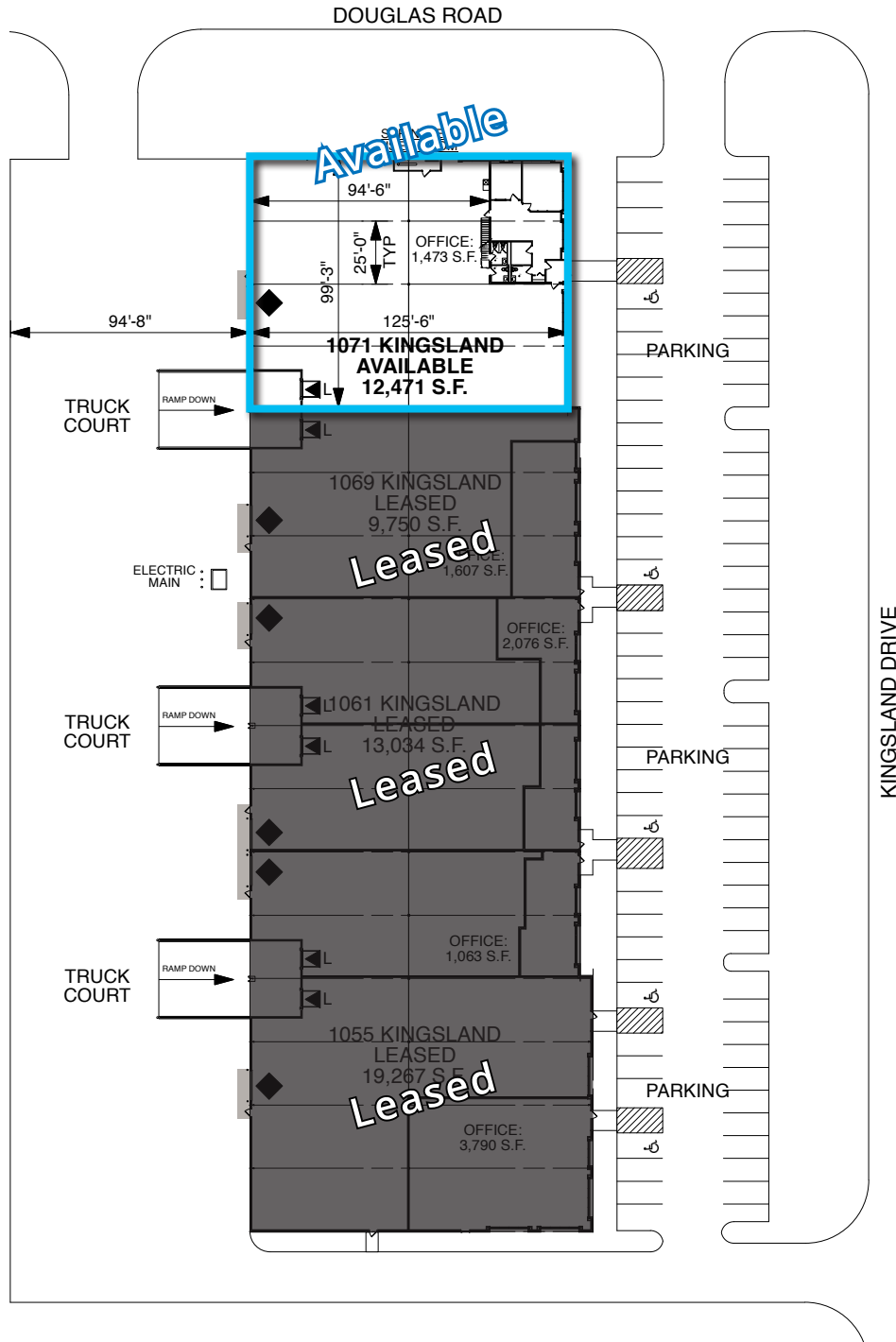
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