



**FOR LEASE**

# Campana Building

901 NORTH BATAVIA AVENUE

Batavia, IL 60510

**PRESENTED BY:**

**DAVID COUPE**

O: 312.789.4866

david.coupe@svn.com

IL #471.016180

## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

### DAVID COUPE

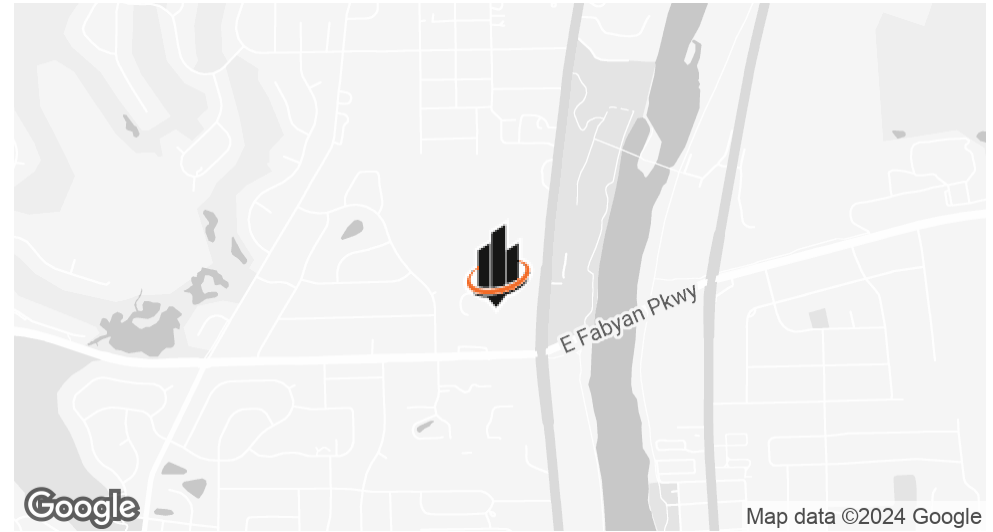
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# PROPERTY SUMMARY



## VIDEO

### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$10-\$14 Per SF NNN
<b>AVAILABLE SF:</b>	249 - 33,788 SF
<b>POWER:</b>	800 Amp/480V 3 Phase
<b>CLEAR HEIGHT:</b>	18'
<b>DOCKS &amp; DRIVE IN ACCESS:</b>	9 Docks & 4 Drive ins
<b>PARKING:</b>	Ample 300+ Spaces

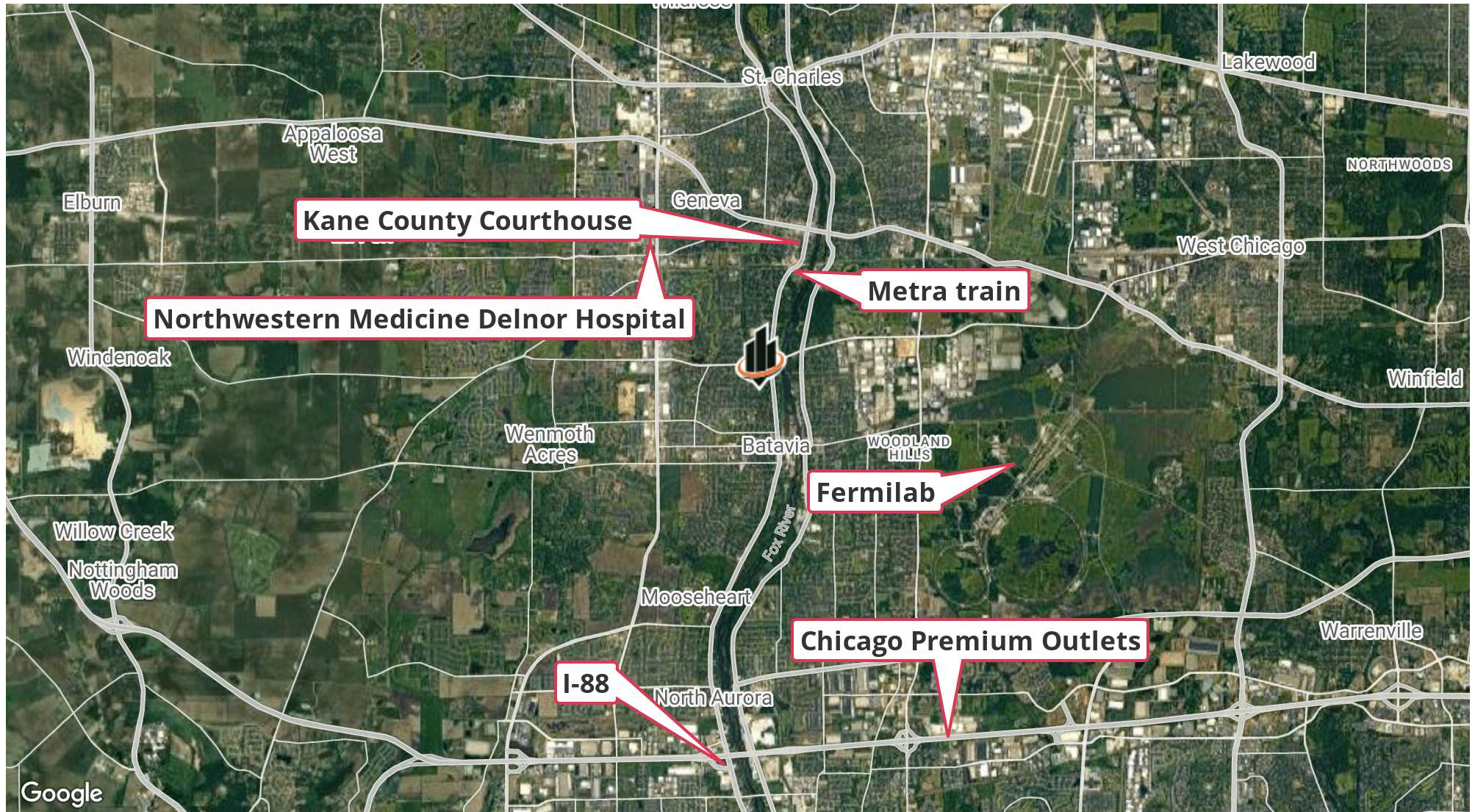
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### LEASE DESCRIPTION

Introducing a prime opportunity to locate your business in the historic Campana Building at 901 North Batavia Avenue in Batavia, IL. This iconic property offers a highly visible location, ideal for promoting brand visibility. With flexible lease options, the space can be tailored to suit a variety of business needs. The building has 18' clear height throughout, heavy power - 800 amp / 480 V, 3 phase service, 9 dock doors & 4 drive ins for excellent accessibility, and generous surface parking for over 300 vehicles. The Campana 12 acre campus is strategically located just 4.8 miles North of I-88, and only minutes from downtown Batavia, Geneva, St Charles, and Naperville. The open floor plan and expansive windows create a bright and efficient atmosphere, perfect for showcasing your products or services. Don't miss out on this exceptional leasing opportunity. Office and warehouse spaces are available from 1,000 SF to over 25,000 SF. Call David Coupe at 847-812-8414 for more information.



## POINTS OF INTEREST



**DAVID COUPE**

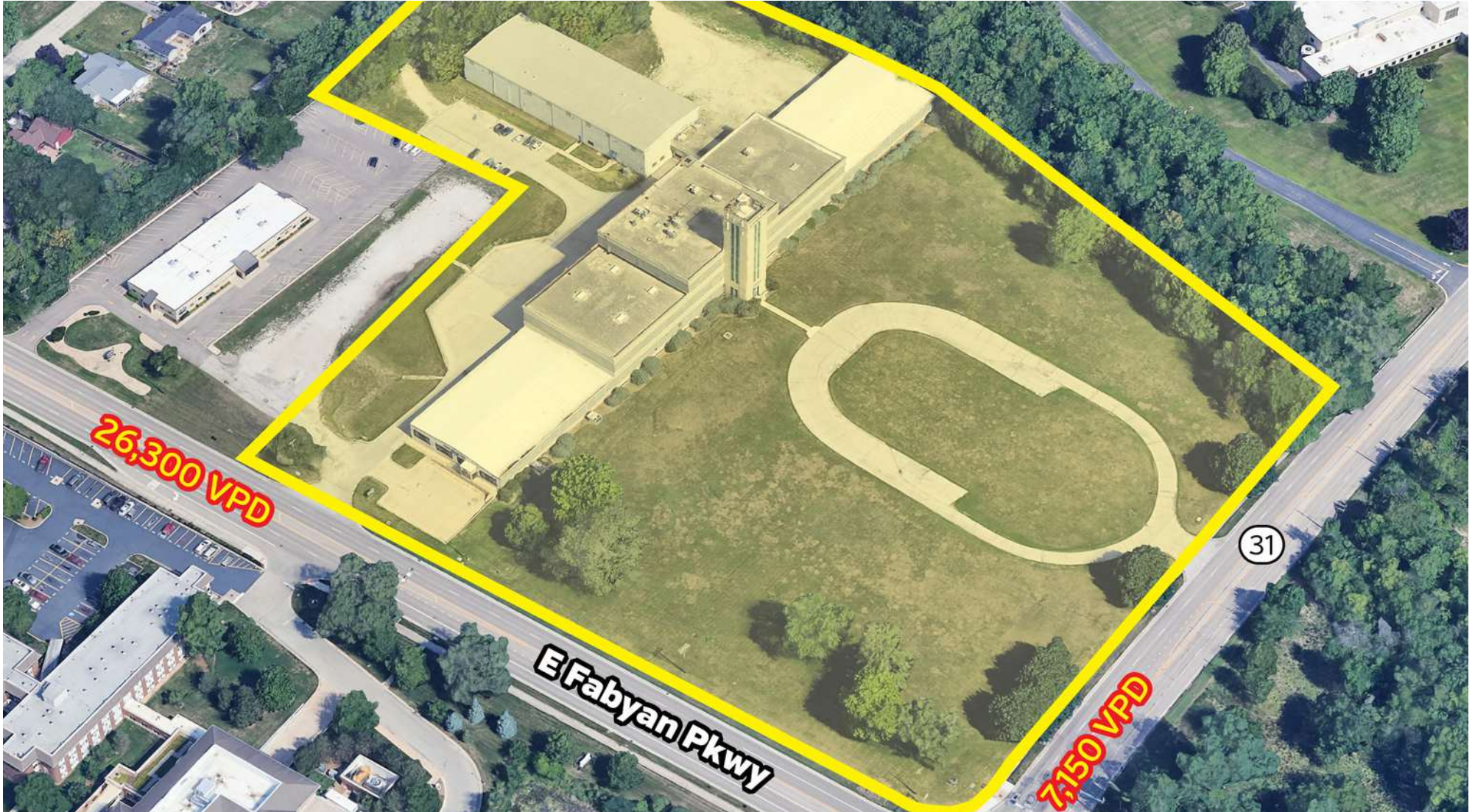
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**AERIAL**



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# LEASE SPACES

## LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN; MG	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	249 - 33,788 SF	<b>LEASE RATE:</b>	\$10.00 - \$36.14 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
101 NW	Available	16,060 - 25,000 SF	NNN	\$12.00 - 14.00 SF/yr	-
115	Available	5,630 - 12,744 SF	NNN	\$12.00 - 14.00 SF/yr	-
120	Available	2,848 - 7,114 SF	NNN	\$12.00 - 14.00 SF/yr	-
146	Available	4,266 - 7,114 SF	NNN	\$12.00 SF/yr	-
148	Available	267 - 516 SF	Modified Gross	\$800 per month	-
149	Available	249 - 516 SF	Modified Gross	\$750 per month	-
151	Available	546 SF	Modified Gross	\$1,000 per month	-
169	-	3,227 SF	NNN	\$12.00 - 14.00 SF/yr	-
169	Available	3,227 SF	NNN	\$12.00 - 14.00 SF/yr	-
242	Available	16,903 - 33,788 SF	NNN	\$10.00 - 14.00 SF/yr	-
342	Available	5,836 - 13,382 SF	NNN	\$10.00 - 14.00 SF/yr	-
350	Available	7,547 - 13,382 SF	NNN	\$10.00 - 14.00 SF/yr	-

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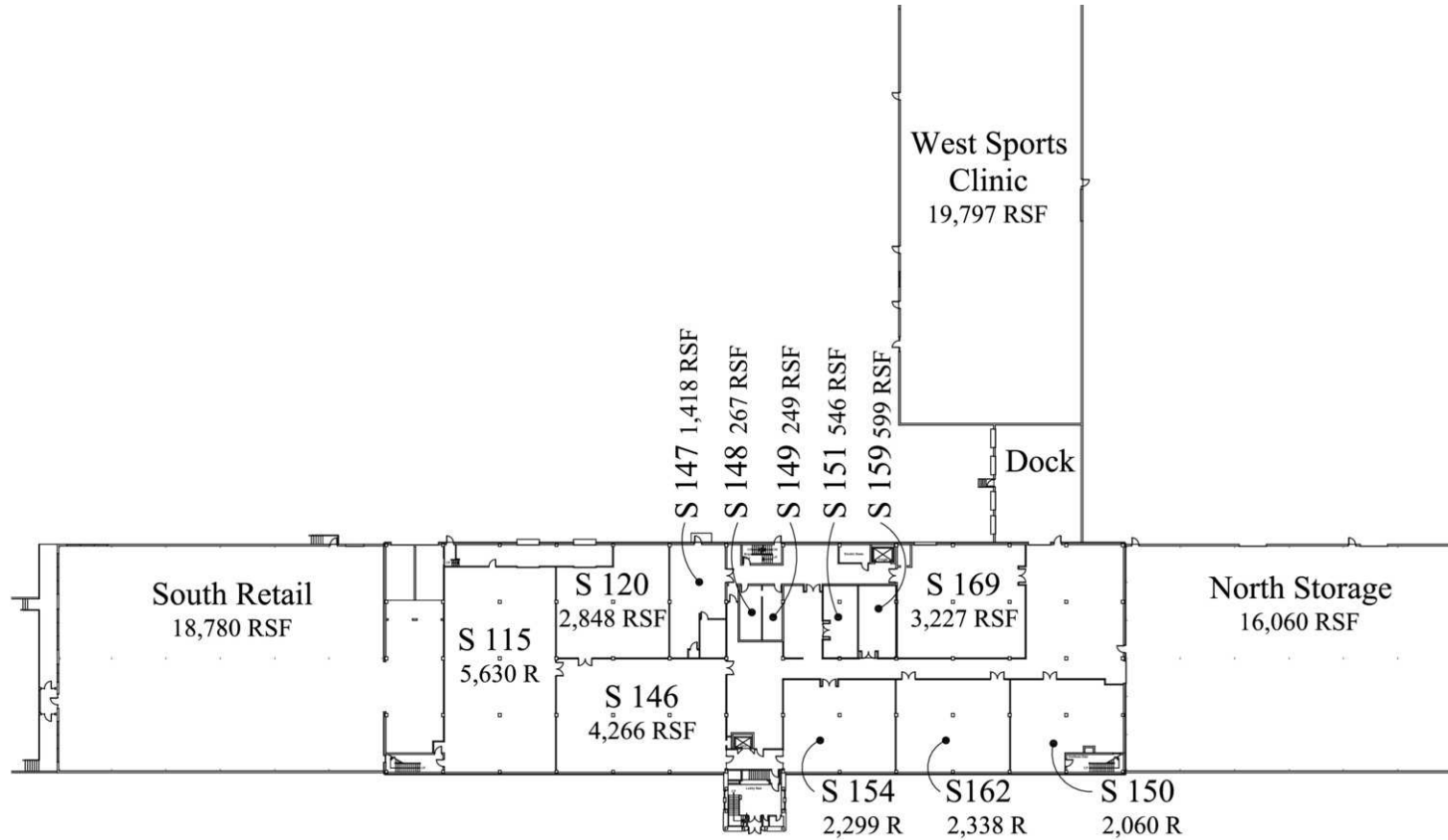
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# FIRST FLOOR MAP



**CAMPANA Building**  
901 N. Batavia Avenue, Batavia, Illinois 60510  
( First Floor )

80,383 Sq. Ft. (Floor Rentable)

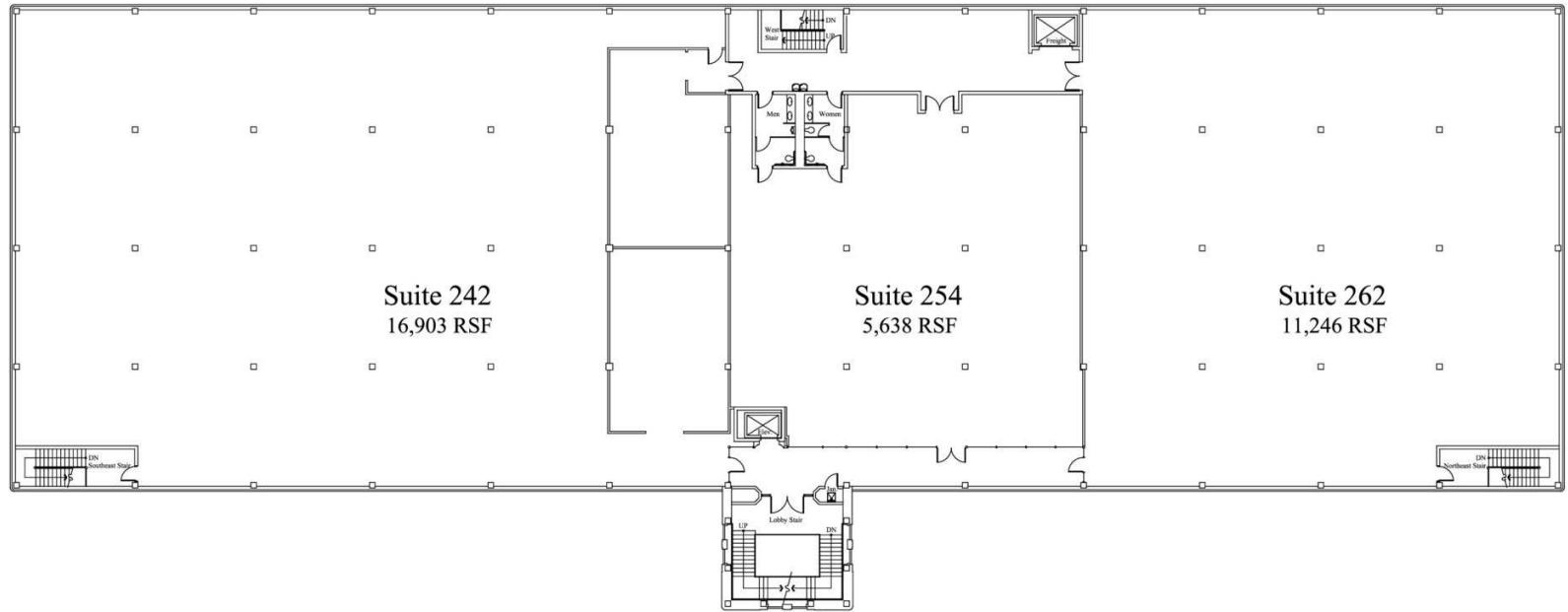


invirospace, inc. + 21040 North 18th Street + Barrington, Illinois 60010



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# SECOND FLOOR MAP



**CAMPANA Building**  
901 N. Batavia Avenue, Batavia, Illinois 60510  
( Second Floor Rental Plan )  
33,788 Sq. Ft. (Floor Rentable)



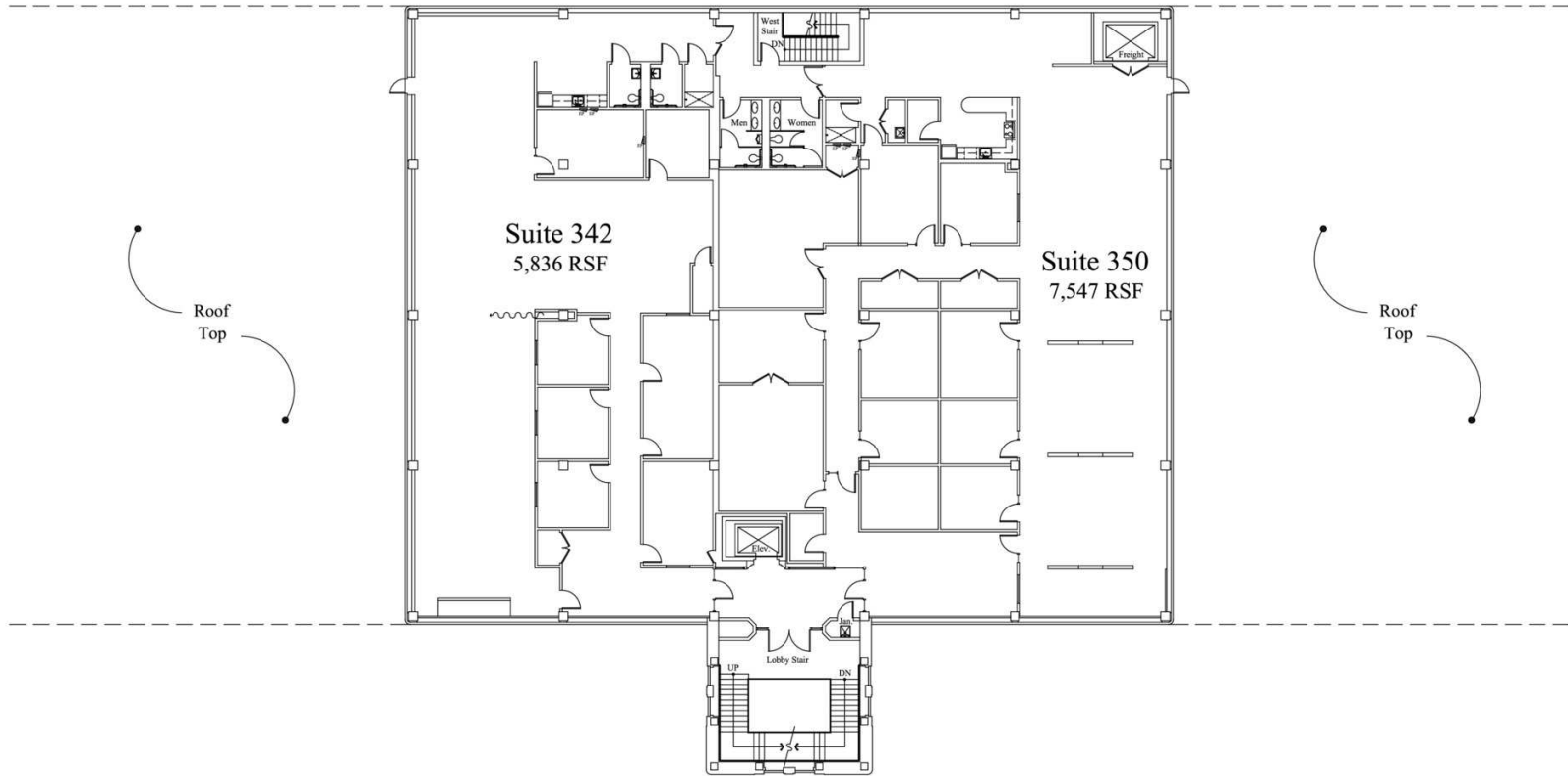
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# THIRD FLOOR MAP



**CAMPANA Building**  
 901 N. Batavia Avenue, Batavia, Illinois 60510  
 ( Third Floor Rental Plan )  
 13,382 Sq. Ft. (Floor Rentable)



invirospace, inc. + 21040 North 18th Street + Barrington, Illinois 60010



Scale  
 0 4 8 12



**RP-3**  
 10/11/2024

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**WEST ELEVATION**



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# NORTHWEST REAR ELEVATION



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	7,235	56,477	114,692
<b>AVERAGE AGE</b>	44	42	41
<b>AVERAGE AGE (MALE)</b>	0	0	0
<b>AVERAGE AGE (FEMALE)</b>	0	0	0

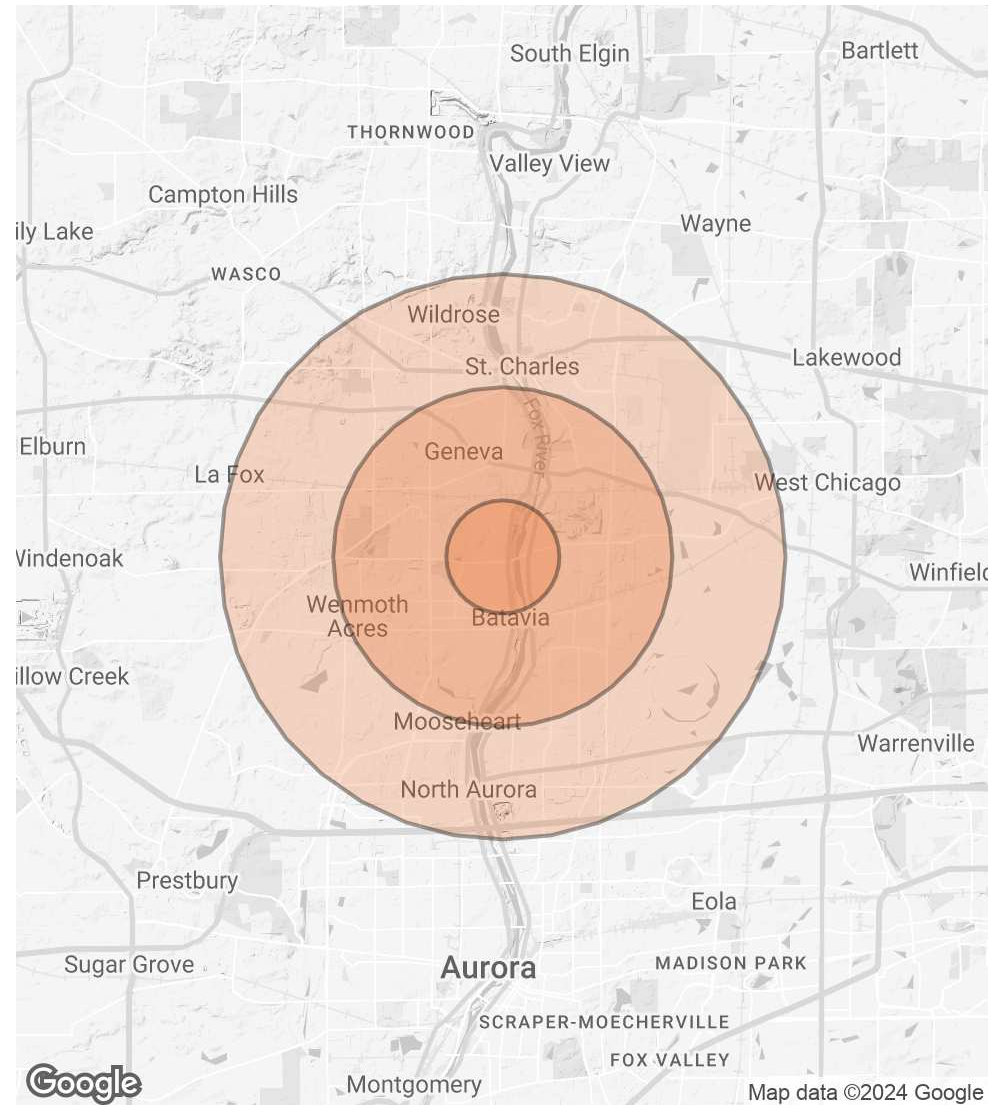
## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,905	22,147	43,919
<b># OF PERSONS PER HH</b>	2.5	2.6	2.6
<b>AVERAGE HH INCOME</b>	\$162,194	\$159,453	\$162,723
<b>AVERAGE HOUSE VALUE</b>	\$447,104	\$423,098	\$421,951

## TRAFFIC COUNTS

21,729/day

Demographics data derived from AlphaMap



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# DAVID COUPE



## DAVID COUPE

Senior Advisor

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## PROFESSIONAL BACKGROUND

David Coupe serves as a Senior Advisor at SVN specializing in Industrial, Self Storage, Investment Sales, and Office properties. Coupe joined SVN as an experienced Entrepreneur who has spent the past two decades focused on investments of two kinds – Equity Derivatives and Real Estate.

After a successful trading career on the Chicago Board Options Exchange, Coupe Started a series of companies that specialized in Real Estate Investment, Development, Condominium Conversion, Brokerage, and Property Management. His creativity, tenacity, and expertise with creative financing strategies is the fuel that propels him to deliver deals to the closing table.

Coupe has developed a strong reputation as an expert strategist and analyst. His background in Multifamily Investment Properties, Condo Conversion, Brokerage, Property Management and Entrepreneurship is a perfect foundation to expand SVN Chicago Commercial Investment Sales, Industrial, Self Storage and Office presence in the Midwest.

Coupe cherishes spending time with his Wife and four Children as well as Travel, Boating, Sailing, Golf, Motorcycling, and Mountain Biking. He has a strong eleemosynary mission and enjoys donating his time to several charitable organizations including Special Olympics Illinois, Cure Autism Now, Autism Speaks, and GiGi's Playhouse.

## EDUCATION

David Coupe holds a Bachelors Degree from Marquette University in Business Administration with a Specialization in Finance.

## MEMBERSHIPS

David Coupe holds a Real Estate Managing Broker's license in Illinois and Wisconsin and is a member of the Chicago Association of Realtors (CAR), the Illinois Association of Realtors (IAR), The National Association of Realtors (NAR) and the Self Storage Association (SSA).

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