



# For lease

**1810 E Fabyan Parkway | Batavia, IL 60510**

54,934 available s.f.

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## Summary

Class A Industrial building developed for e-commerce distribution with 32' clear height, 6 exterior docks, and abundant employee parking. Fantastic location near Fabyan and Kirk intersection with great visibility off Fabyan.

## Highlights

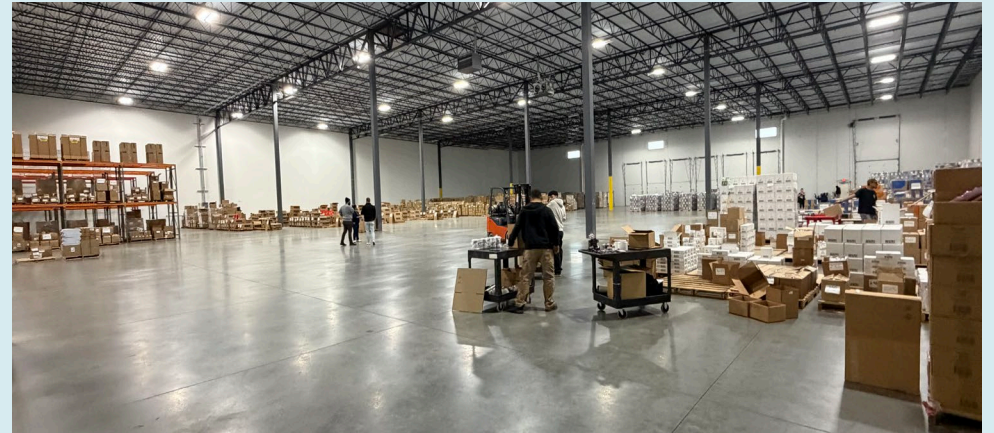
- Great visibility near a major intersection
- Proximity to Interstate 88

## Specifications

<b>Building size:</b>	150,838 s.f.
<b>Available size:</b>	54,934 s.f.
<b>Lot size:</b>	8.36 acres
<b>Office size:</b>	2,500 s.f.
<b>Clear height:</b>	32'
<b>Column spacing:</b>	50' x 52' with 64' speed bays
<b>Exterior docks:</b>	6 (expandable)
<b>Drive-in doors:</b>	1
<b>Auto stalls:</b>	65 dedicated
<b>Zoning:</b>	General Industrial District
<b>Year built:</b>	2019



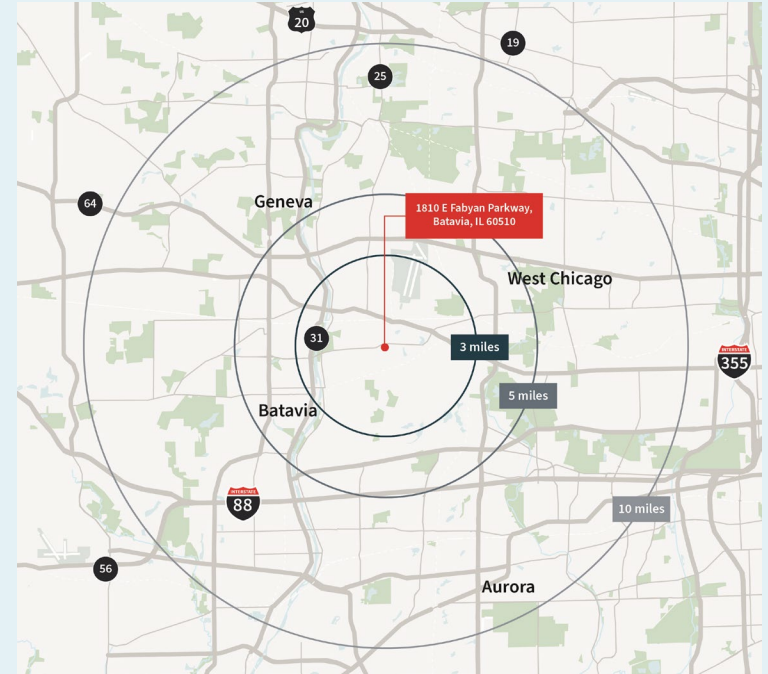
# Floor plan



## Location



## Demographics map and report



## Overview

Conveniently located in the Batavia Industrial Park off Fabyan Parkway just east of Kirk Road in Batavia, IL. Situated 4 miles from I-88 Farnsworth Exchange.

Map and report	Miles	Minutes
<b>Interstate 88</b>	4	12
<b>O'Hare International Airport</b>	36	45
<b>Downtown Chicago</b>	41	45
<b>Midway International Airport</b>	41	50

Population	3 miles	5 miles	10 miles
<b>Total population</b>	54,406	123,417	686,474
<b>Median age</b>	40.7	38.5	35.1
<b>Median age (Male)</b>	40.0	37.8	35.4
<b>Median age (Female)</b>	41.3	39.4	37.6

Households and income	3 miles	5 miles	10 miles
<b>Total households</b>	19,931	44,403	234,662
<b># of persons per HH</b>	2.7	2.8	2.87
<b>Average HH income</b>	\$110,457	\$103,621	\$114,187
<b>Average house value</b>	\$352,135	\$346,408	\$324,927

For more information, please contact: →

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