

# 421 N. Raddant Road

## FLEX SPACE FOR SUBLEASE

421 N Raddant Rd, Batavia, IL 60510

[Property Website](#)

±6,808 SF Flex  
Space Available

Sublease through  
June 15, 2028

Just 5 miles from  
the I-88 interchange

Professionally  
Owned & Managed



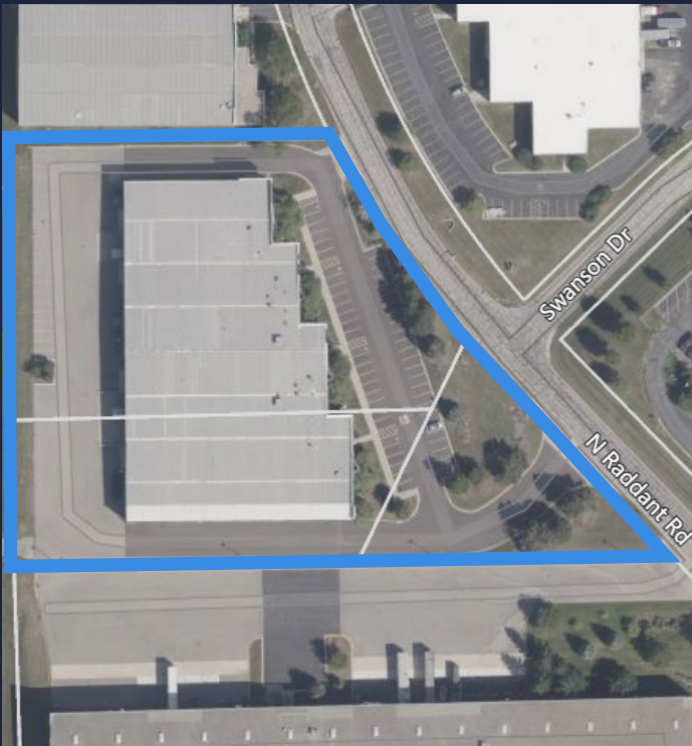
### Michael Marconi, SIOR

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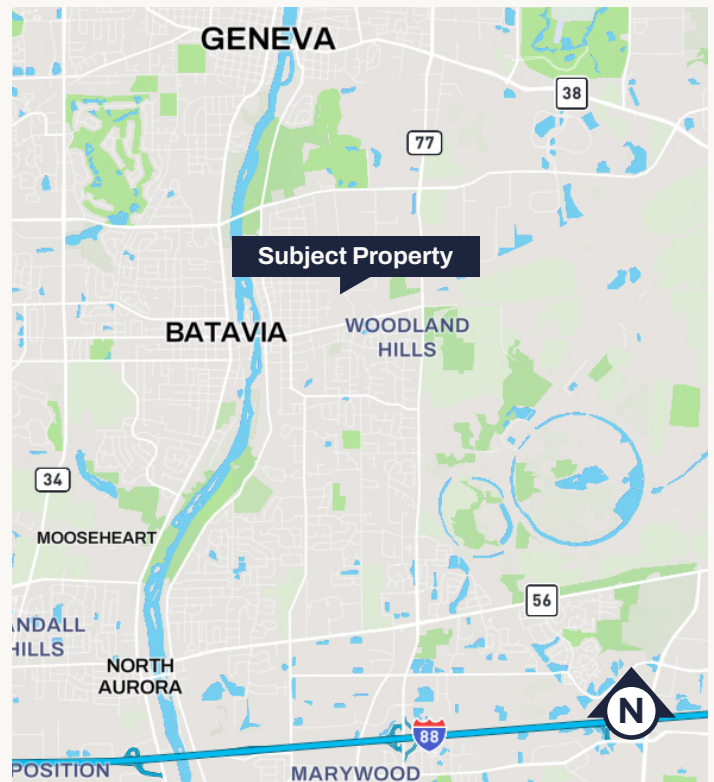
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## Property Highlights

- Sublease through June 15, 2028
- 22' ceilings in warehouse
- 12'6" ceilings in office
- Four restrooms (2 men and 2 women)
- Just 5 miles from the I-88 interchange
- Kane County taxes
- Professionally owned and managed facility



<b>BUILDING SIZE</b>	<b>±56,935 SF</b>
<b>LAND AREA</b>	<b>±4.08 AC</b>
<b>AVAILABLE SIZE</b>	<b>±6,808 SF</b>
<b>WAREHOUSE SIZE</b>	<b>±1,875 SF</b>
<b>OFFICE SIZE</b>	<b>±4,993 SF</b>
<b>LOADING</b>	<b>1 Ext Dock</b>
<b>POWER</b>	<b>277A 480V 3PH</b>
<b>PARKING</b>	<b>±16 Cars</b>
<b>SPRINKLERS</b>	<b>Wet</b>
<b>HEATING</b>	<b>Gas (A/C in office)</b>
<b>YEAR BUILT</b>	<b>1997</b>
<b>ZONING</b>	<b>LI (Light Industrial)</b>
<b>CONSTRUCTION</b>	<b>Masonry/Metal</b>
<b>CAM</b>	<b>\$1.25 PSF (Est.)</b>
<b>INS</b>	<b>\$0.14 PSF (Est.)</b>
<b>RET</b>	<b>\$1.68 PSF (Est.)</b>
<b>SUBLEASE RATE</b>	<b>Subject to Offer</b>



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### MAIN FLOOR PLAN

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### PROPERTY PHOTOS

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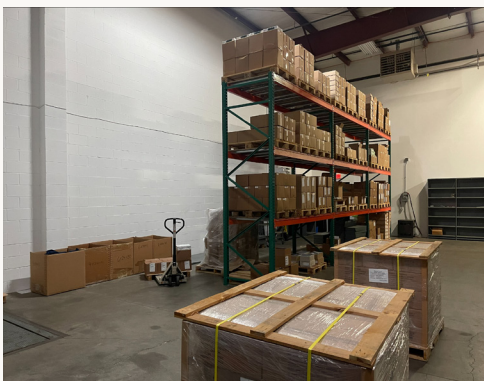
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