

# 1252 Pierson Drive

BATAVIA, ILLINOIS



## CLASS A INDUSTRIAL WAREHOUSE FACILITY

# Up to 207,000 SF Available For Lease

Divisible to 50,000 SF



For more information, contact:

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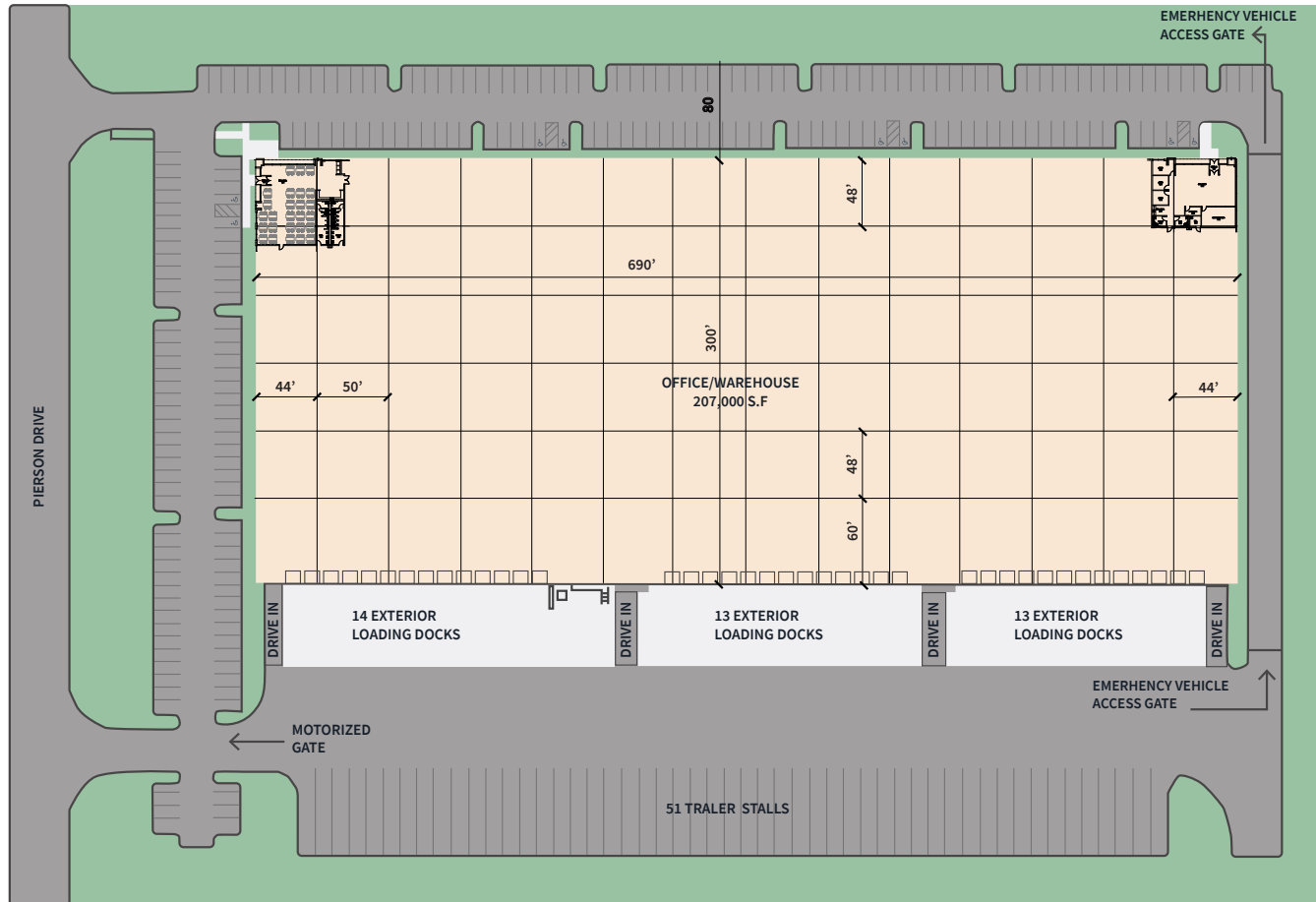
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1252 Pierson Drive, Batavia, IL



### PROPERTY FEATURES

Total Building Size	207,000 SF (divisible)
Office	4,840 SF total: 2,440 SF office, 2,400 SF breakroom
Ceiling Height	32' Clear
Typical Bay Size	50' x 48'
Car Parking	229 Car Stalls
Trailer Parking	51 Trailer Stalls, fully fenced with guard shack
Sprinkler	ESFR
Power	2400 amps 277/480 volt
Drive-in Doors	4 (12' x 14')
Docks	40 Exterior docks; 40,000 lbs levelers, 25 dock locks

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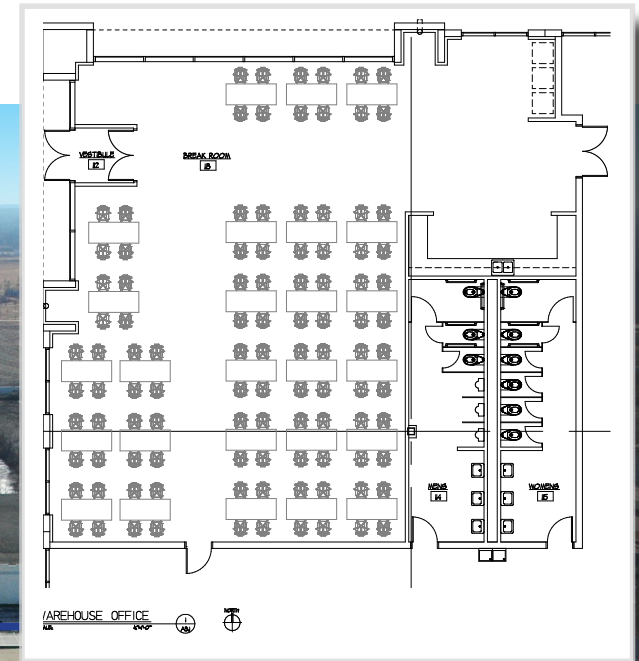
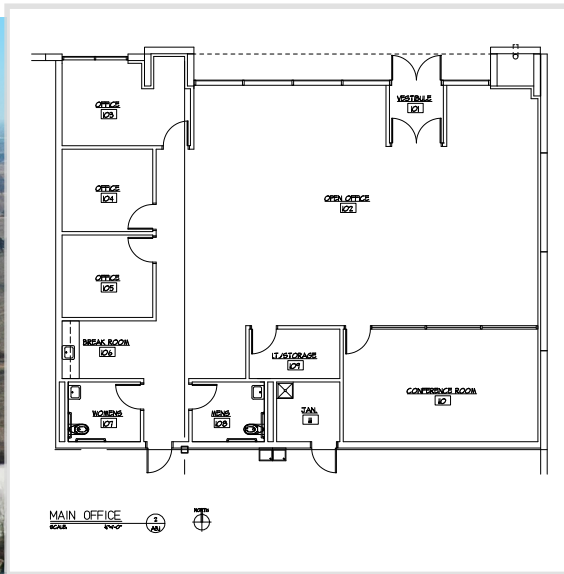
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## Location Overview



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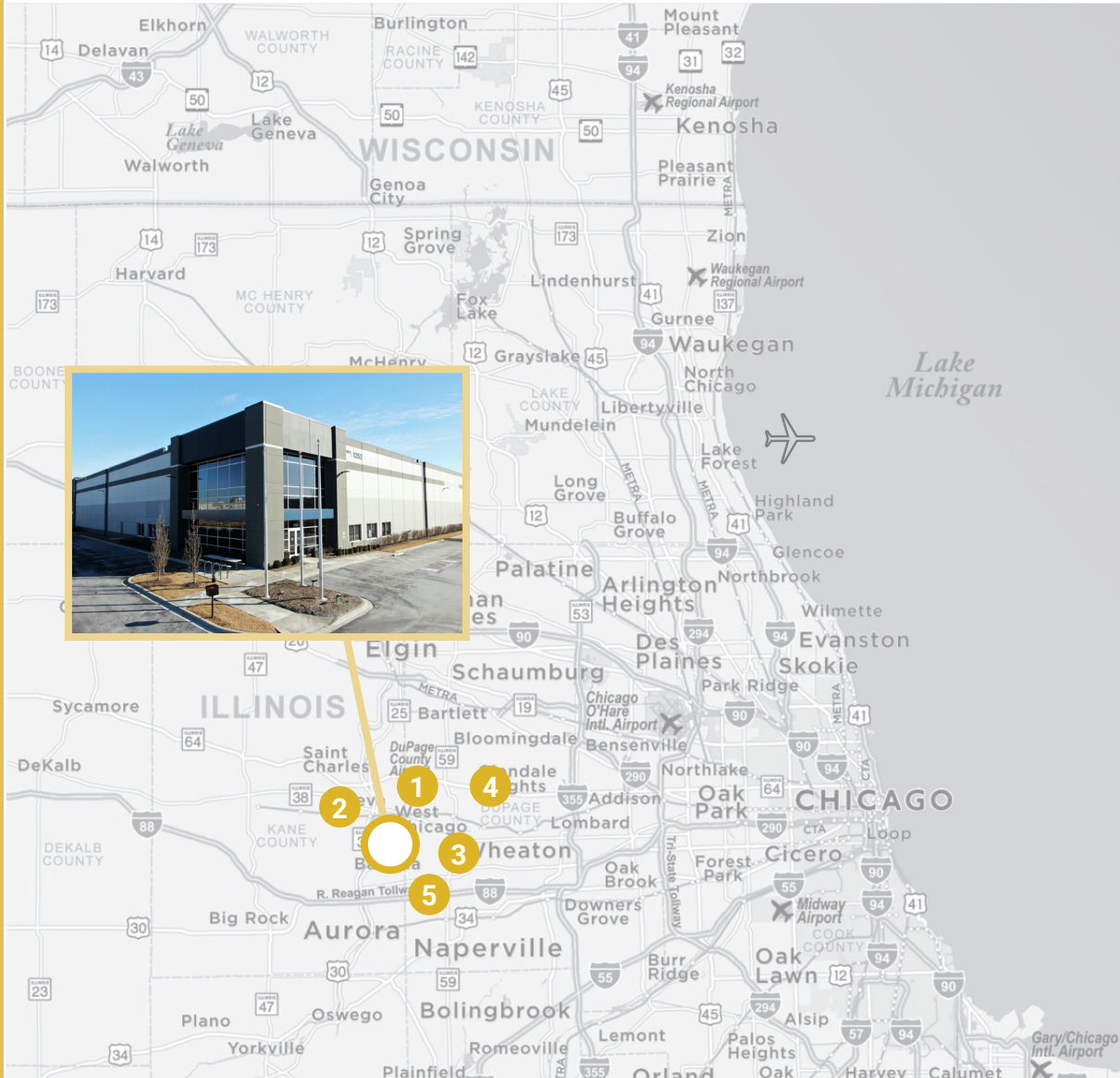
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## LOCATION HIGHLIGHTS

- 1 4 miles to DuPage County Airport
- 2 4.3 miles to Geneva Metro Station
- 3 4.5 miles to IL-59
- 4 5.3 miles to North Avenue
- 5 5.5 miles to I-88

5.5 miles

to Interstate 88

39.2 miles

to Downtown Chicago

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