

**INDUSTRIAL  
BUILDING  
FOR LEASE**

**±7,837 -  
±15,674 SF**

Low Kane  
County Taxes

Professionally  
Owned and  
Managed by:

  
**WESTMOUNT**  
REALTY CAPITAL, LLC

  
**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# 902 PARAMOUNT PARKWAY

Batavia, IL 60510

[Property Website](#)



## Specifications

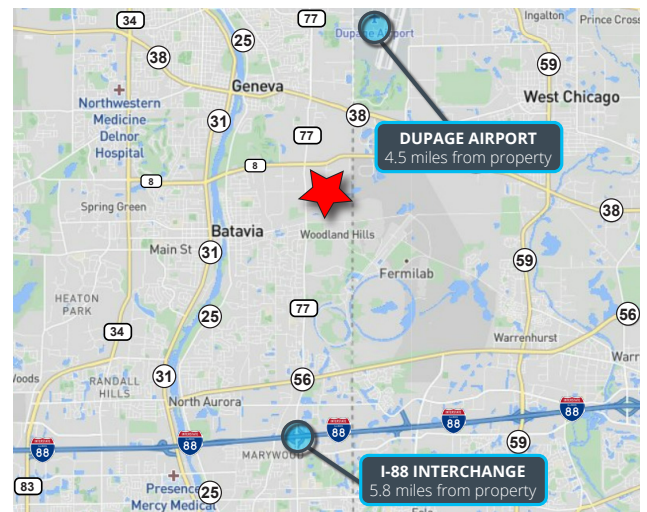
- Building Size: ±15,674
- Divisible To: ±7,837 SF
- Office Size: ±2,500 SF (Div.)
- Land Area: ±0.97 AC
- Ceiling Height: 15'
- Loading: 2 Ext Docks / 2 DID
- Power: 400A 240V 3P
- Parking: ±22 Cars
- Sprinklers: Wet
- Year Built: 1987
- Year Renovated: 2018
- Construction: Metal
- Zoning: General Industrial

## Highlights

- Standalone building
- Facade upgrades
- New parking lot and landscape upgrades
- Close proximity to Kirk Road and Fabyan Road
- Low Kane County taxes
- Professionally owned and managed

## Pricing

- CAM: \$1.50 PSF (2026 Est.)
- RET: \$1.86 PSF (2026 Est.)
- **Lease Rate: Subject to Offer**



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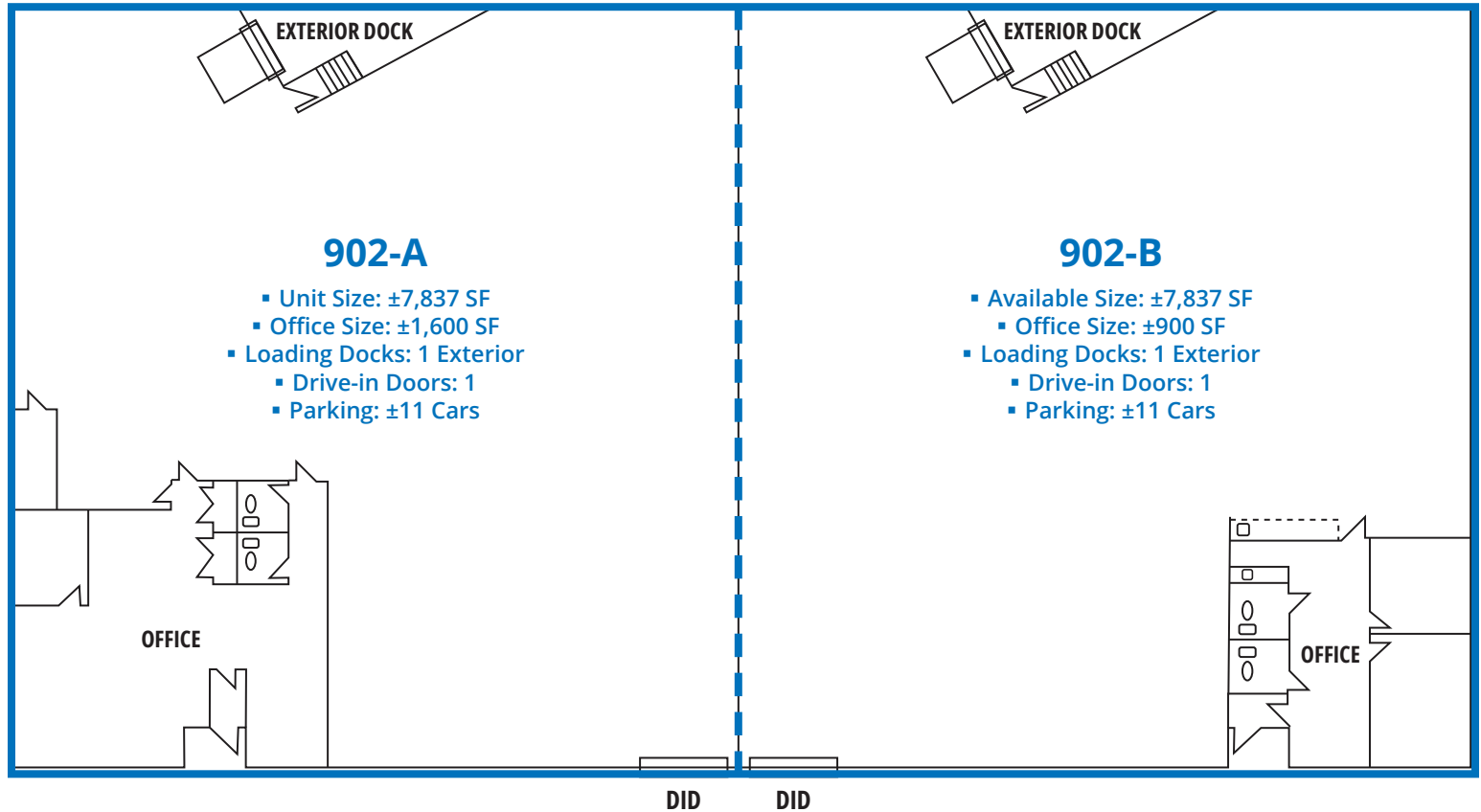
  
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## BUILDING LAYOUT



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## PROPERTY AERIAL



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