

CAMPANA BUILDING

131,000 SF PRIME INVESTMENT / REDEVELOPMENT OPPORTUNITY

901

N BATAVIA AVE
BATAVIA, IL 60510



VIEW
DRONE
FOOTAGE
HERE



presented by

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ABOUT THE PROPERTY

901 N BATAVIA AVE | BATAVIA, IL



901 North Batavia Avenue — A Legacy Asset. A Generational Opportunity.

This is not your typical redevelopment play. The Campana campus at 901 North Batavia Avenue is an award-winning, historically significant landmark sitting on 12.31 acres along the Fox River — where Kane County meets the border of Geneva and Batavia. Properties like this don't come to market twice.

Originally constructed in 1936 and expanded through 1988, this 131,000 SF industrial/flex asset carries the architectural heritage of a bygone era and the upside of a modern reinvention. Zoned MU and positioned in one of Chicagoland's most desirable western suburbs, the site is primed for a high-impact adaptive reuse — industrial, office, flex, or a business incubator hub.

The existing multi-tenant rent roll delivers meaningful NOI today — with substantial runway to scale. This is cash flow with a development story attached.

For the investor who understands that the greatest returns come from seeing what others overlook, 901 North Batavia Avenue is the opportunity. Iconic location. Irreplaceable history. Unlimited potential.



PROPERTY SUMMARY

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SALE PRICE: \$7,500,000

BUILDING SIZE: 131,000 SF

LOT SIZE: 12.31 ACRES

ZONING: MU

FOR LEASE: WAREHOUSE, OFFICE,
FLEX 1,000-25,000 SF+
AVAILABLE



PROPERTY HIGHLIGHTS

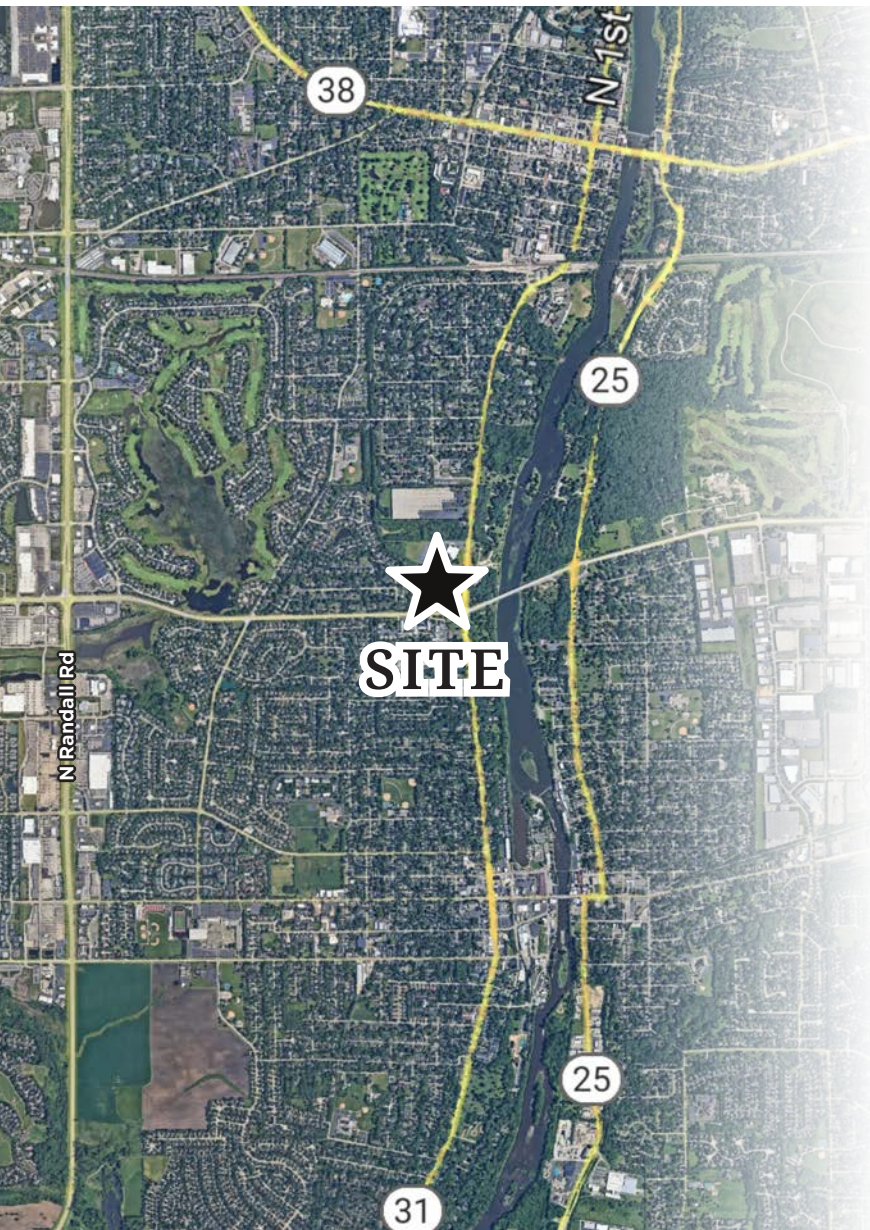
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- » Over \$500,000 in capital improvements made in the past 15 months
- » 131,000 SF industrial/flex space
- » Built in 1936, with expansions in 1968, 1969, and 1988
- » Zoned MU
- » Historic Landmark
- » Prime location in the Western Suburban Chicago market
- » Functional open floor plan adaptable for multiple uses
- » 18' Clear height poured in place concrete construction
- » 4 Drive in Doors
- » 9 Docks
- » 800 AMP/480V 3p Heavy Power
- » 13,382 SF of 3rd floor office
- » Passenger elevator and separate freight elevator service all floors
- » Iconic location with 26,300 VPD traffic count
- » Multiple potential Municipal Incentives for redevelopment
- » Significant in place NOI with tremendous upside opportunity

LOCATION HIGHLIGHTS

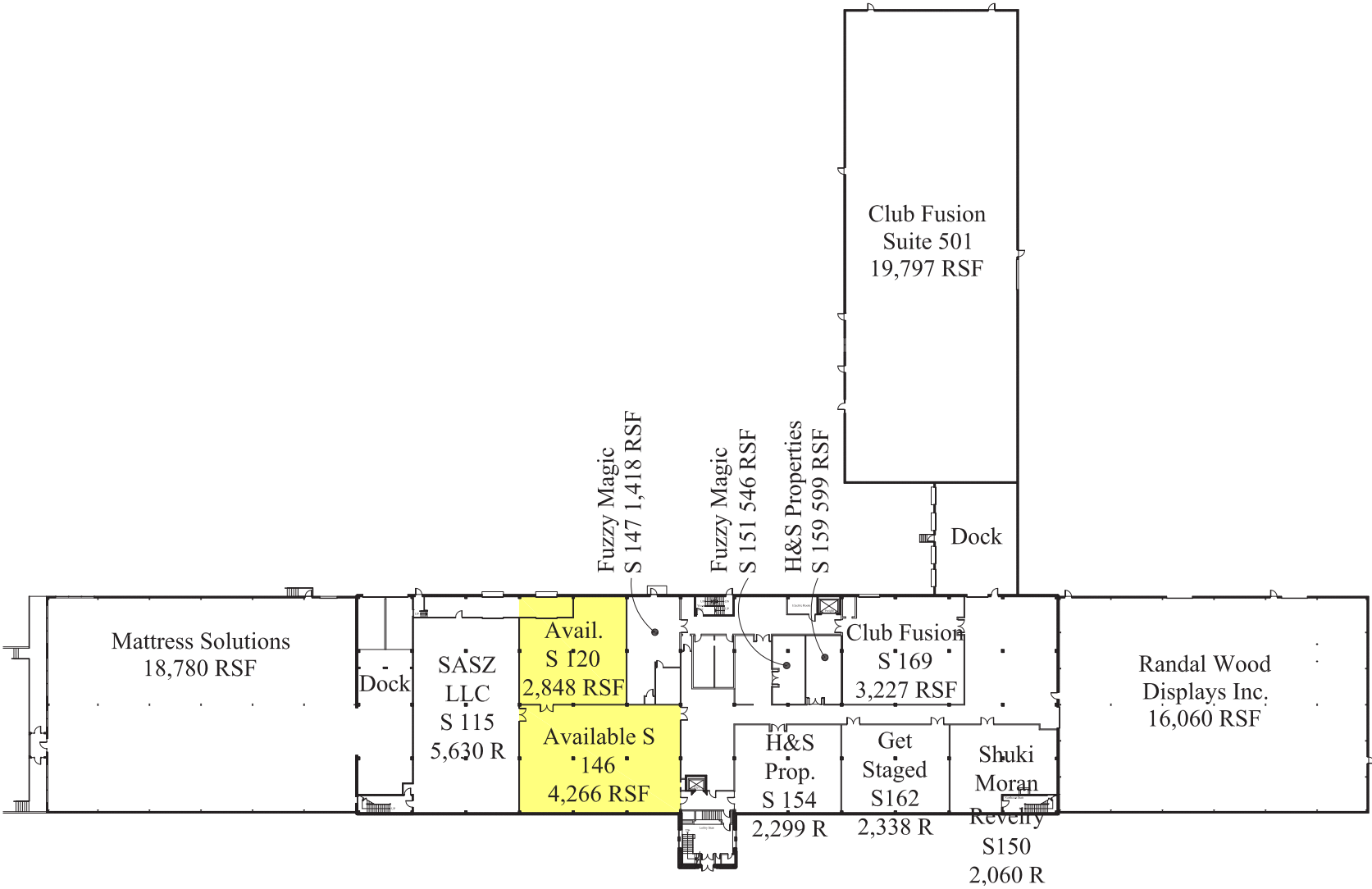
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- » I-88 Interchange - 5 Miles South
- » Downtown Batavia - 1.2 Miles South
- » Downtown Geneva - Kane County Courthouse - 2.6 Miles North
- » FermiLab Particle Accelerator Lab - 3 Miles South East
- » Northwestern Delnor Hospital Geneva - 3.4 Miles North West
- » Dupage Airport - 5.3 Miles North East
- » Chicago Premium Outlets Aurora - 6.6 Miles South East

TENANT FLOOR PLANS

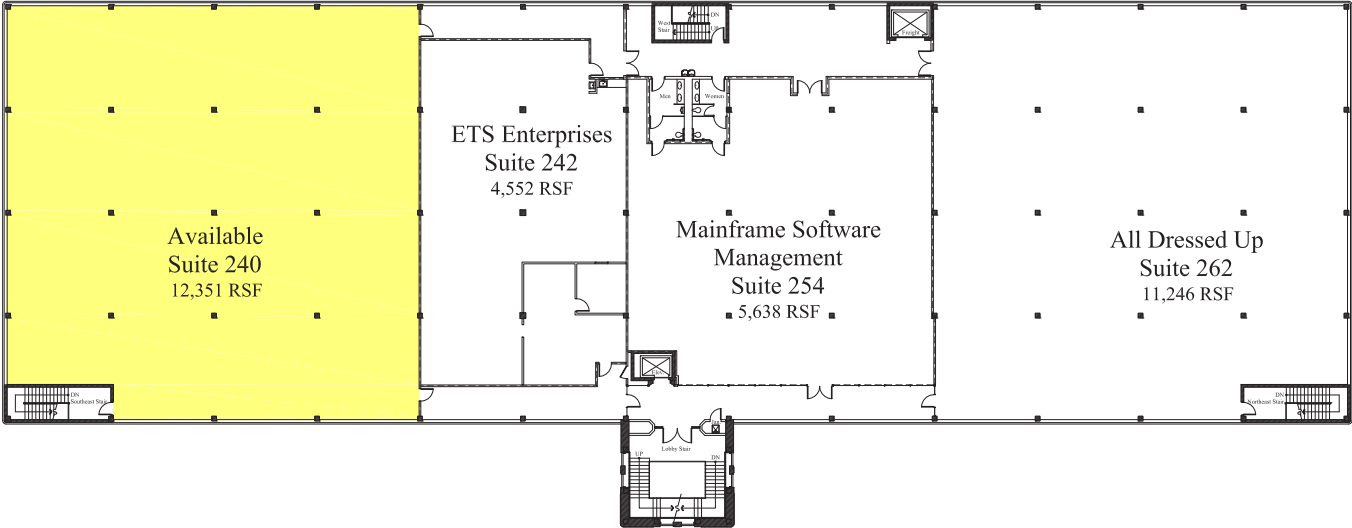
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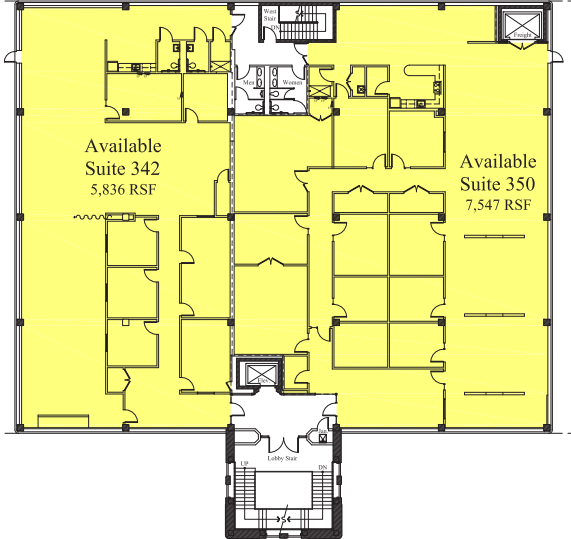
FIRST FLOOR

TENANT FLOOR PLANS

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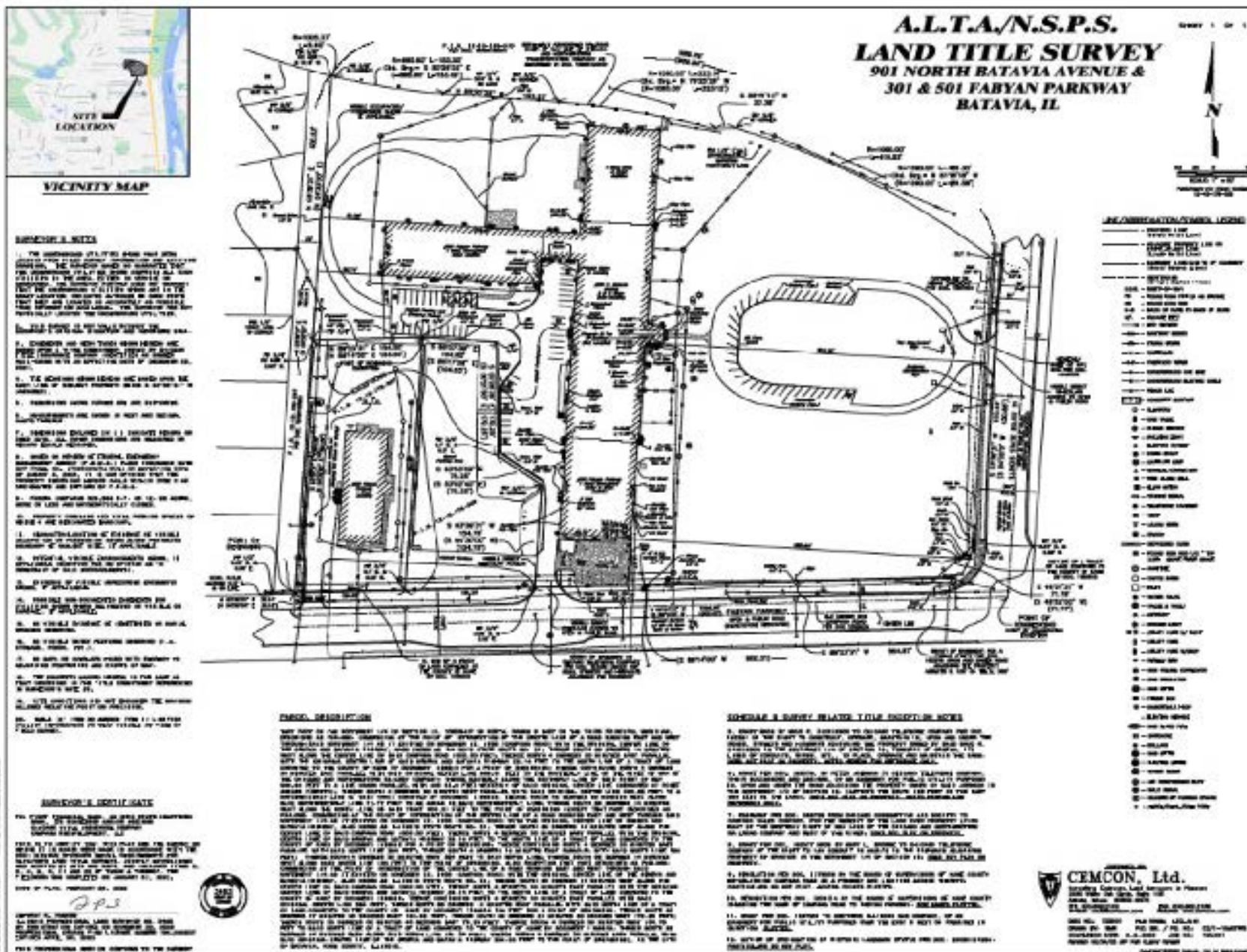


SECOND FLOOR



THIRD FLOOR

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ADDITIONAL PHOTOS & MEDIA

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AREA & SUBMARKET DESCRIPTION

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Batavia, Illinois

Batavia is a charming city located in Kane and DuPage counties, part of the Chicago metropolitan area. Founded in 1833, it is the oldest city in Kane County and boasts a rich heritage.

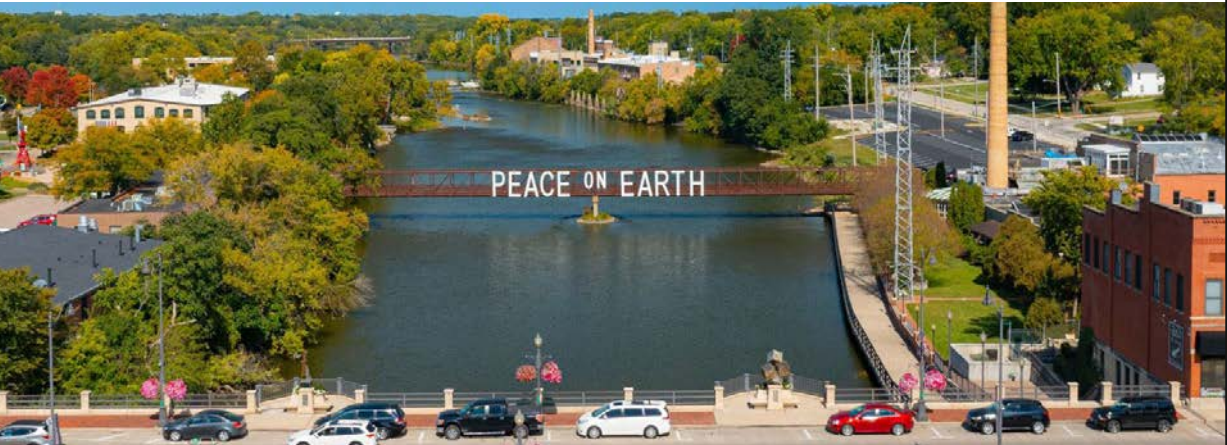
Batavia’s downtown area exudes a quaint, historic charm with its boutique shops, intimate dining spots, and a picturesque riverwalk along the Fox River. The city takes pride in its traditions, such as the annual Christmas Tree Lane, 4th of July Fireworks Show, and the Windmill City Festival in mid-July.

Batavia is known for its strong sense of community and commitment to quality of life. The city’s school district is highly regarded and ranked among the best in Illinois. Residents enjoy the modern public library facility and the expanding park system. Batavia is considered a safe and welcoming suburb, with friendly people and a small-town feel.

Batavia has experienced significant population growth, increasing from 7,496 residents in 1960 to 26,108 in 2020, reflecting its desirability as a place to live. The city is governed by a 14-member city council, with Mayor Jeffery Schielke serving since 1981.

While Batavia is considered car-dependent, it offers some public transportation options through Pace buses and nearby Metra train stations in Geneva and Aurora. The city has bike paths along the Fox River, contributing to its somewhat bikeable environment. Major streets include Batavia Avenue (IL-31), Main Street (Route 10), Randall Road, and Washington Street/River Street (IL-25).

In summary, Batavia is a historic and charming city with a strong community spirit, excellent schools, and a commitment to preserving its heritage while providing modern amenities and quality of life for its residents.



Neighborhood Snapshot

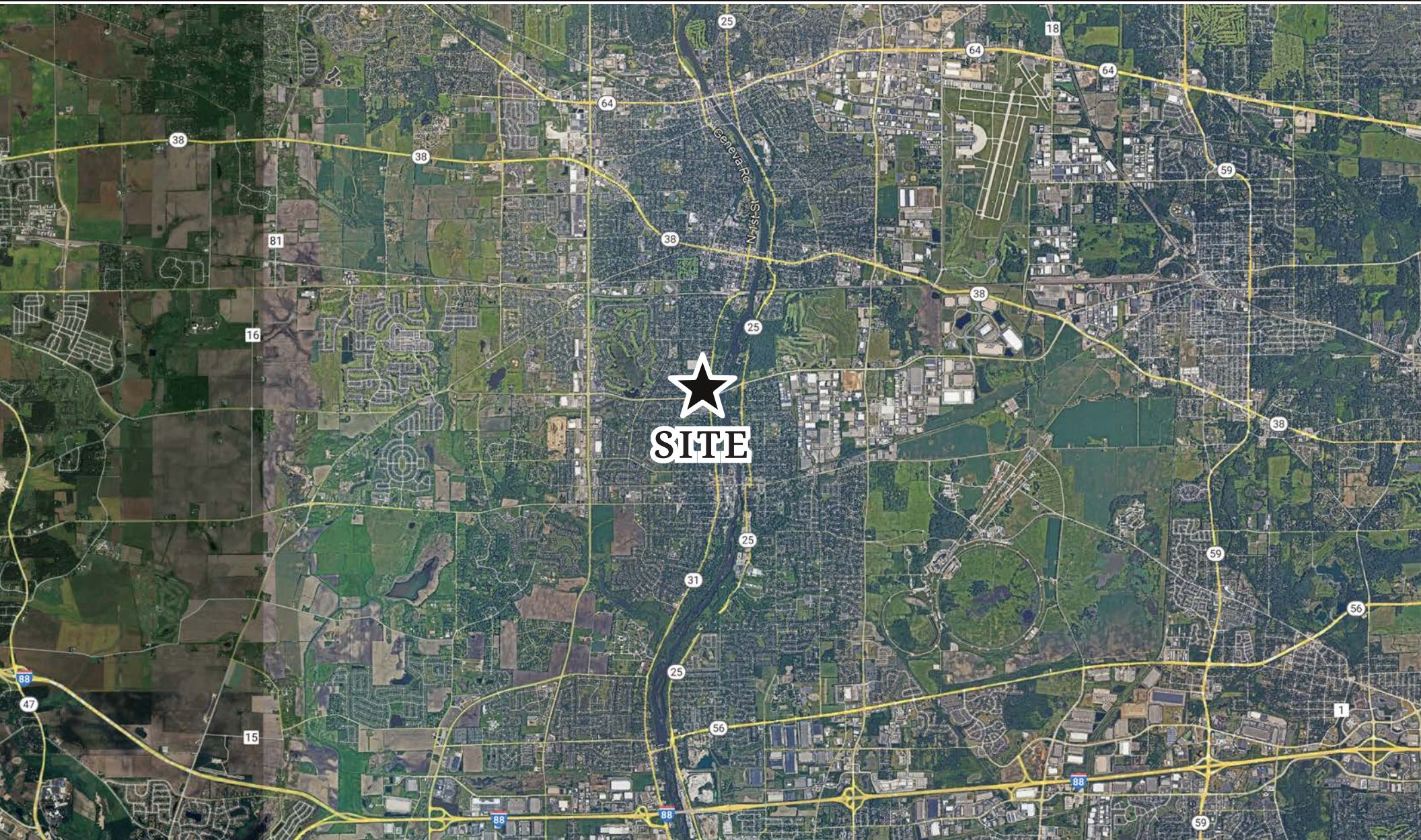
3-MILE DEMOGRAPHICS

MEDIAN AGE 42.0	AVERAGE INCOME PER HOUSEHOLD \$159,453
ESTIMATED WORKDAY POPULATION 61,324	ESTIMATED POPULATION 56,477
ESTIMATED NUMBER OF HOUSEHOLDS 22,147	AVERAGE HOME VALUE \$423,098

SOURCE:
AlphaMap

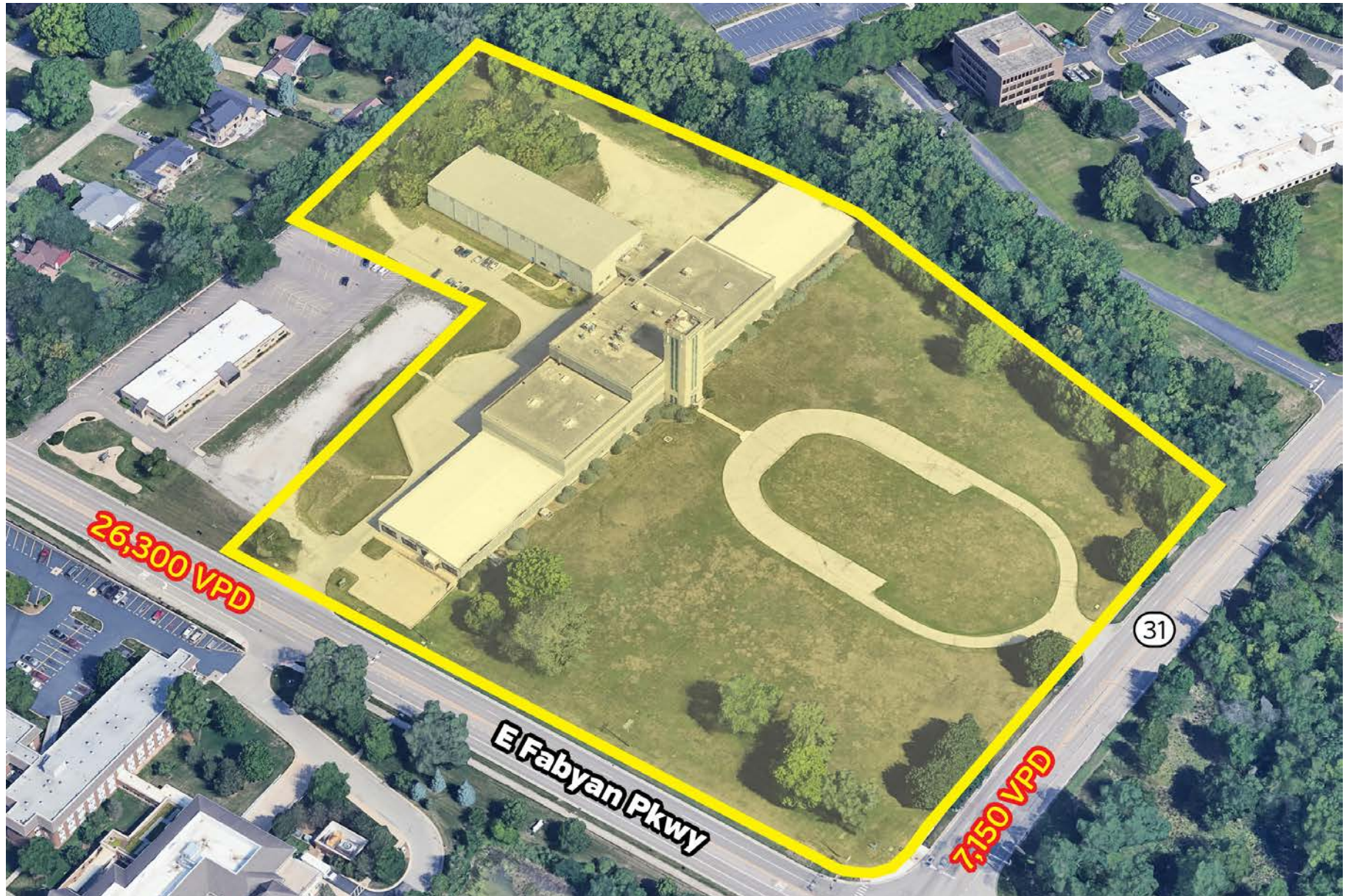
LOCATION MAP

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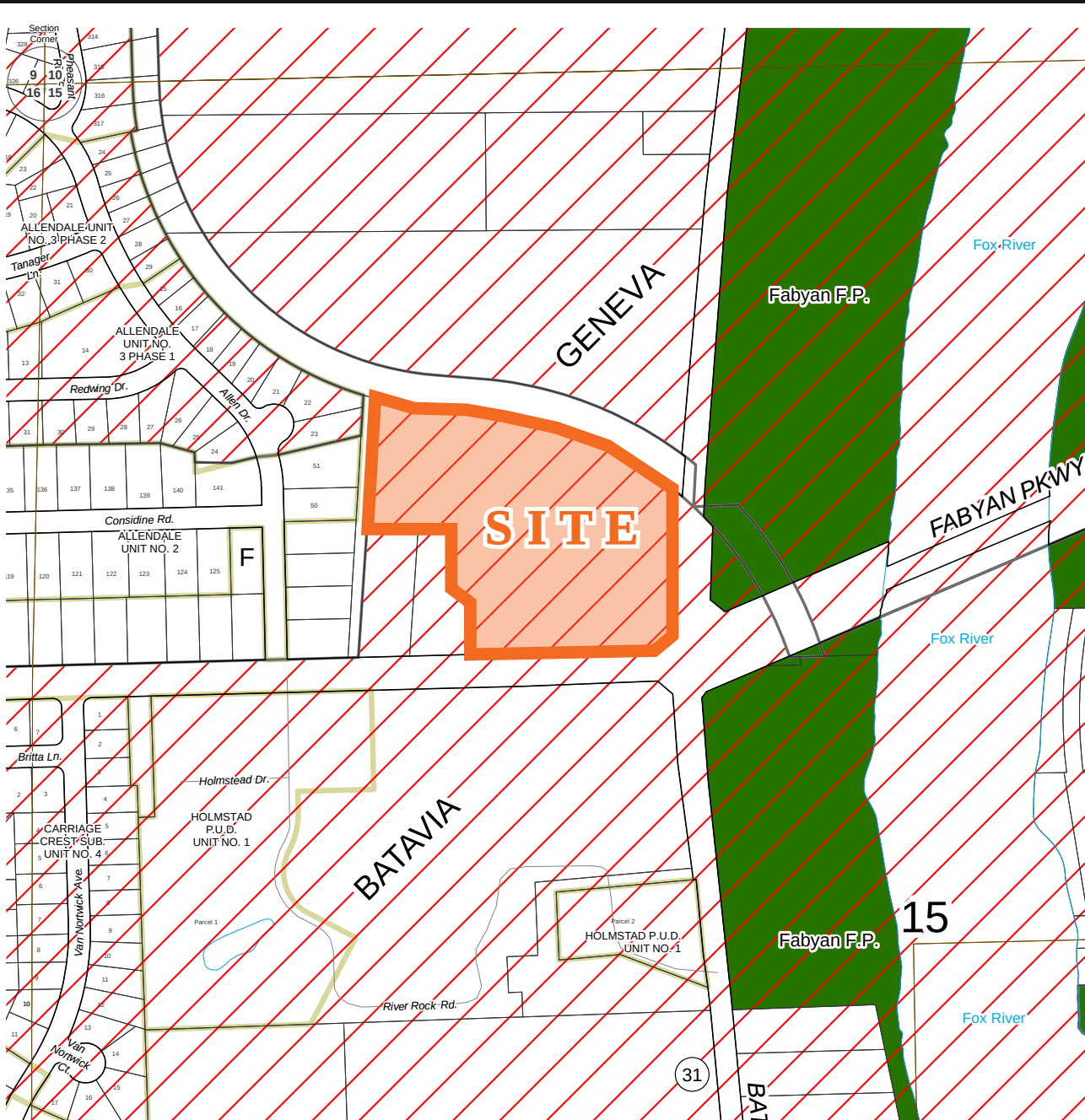
BIRDS EYE AERIAL

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ZONING INFORMATION

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Property Zoning Summary

Zoning Designation:

MU - Mixed Use District

What MU Means:

Mixed Use District [MU]. The purpose of the MU zoning district is to create opportunities within the City to provide for a compatible mix of land uses, including residential, retail, and offices. The MU zoning district allows properties to be developed with a mix of commercial retail office and/or residential uses.

Sources: www.kanecountyil.gov

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