

Industrial Units For Lease

# (3) 1,950 SF UNITS AVAILABLE!

1183 Pierson Drive, Batavia, IL 60510



**SIZE:**

Units Available

Unit 109 - 1,950 SF

Unit 111 - 1,950 SF

Unit 115 - 1,950 SF

**ZONING:**

**ADDRESS:**

1183 Pierson Drive Batavia, IL 60510

**SUMMARY:**

Well Maintained small Industrial Condo. Units feature 16' clear warehouse, single air conditioned office, 1 washroom and 10' x 12' Drive in Door.

**MORKEN  
& ASSOCIATES**

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3820 Ridge Pointe Drive, Geneva, IL 60134

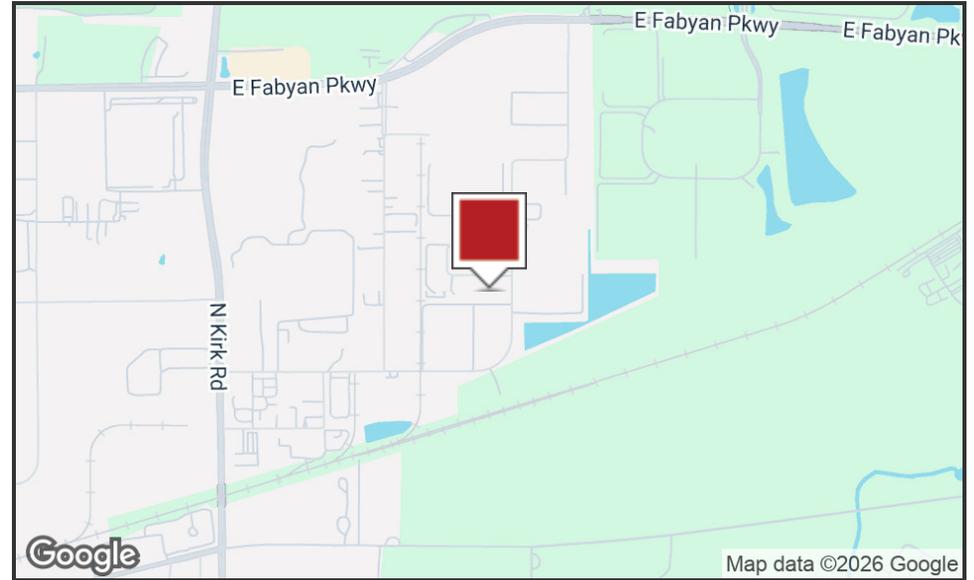
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# Executive Summary



## OFFERING SUMMARY

Lease Rate:	\$15.00 SF Gross + \$10 Water
Building Size:	39,000 SF
Available SF:	1,950 SF

## PROPERTY OVERVIEW

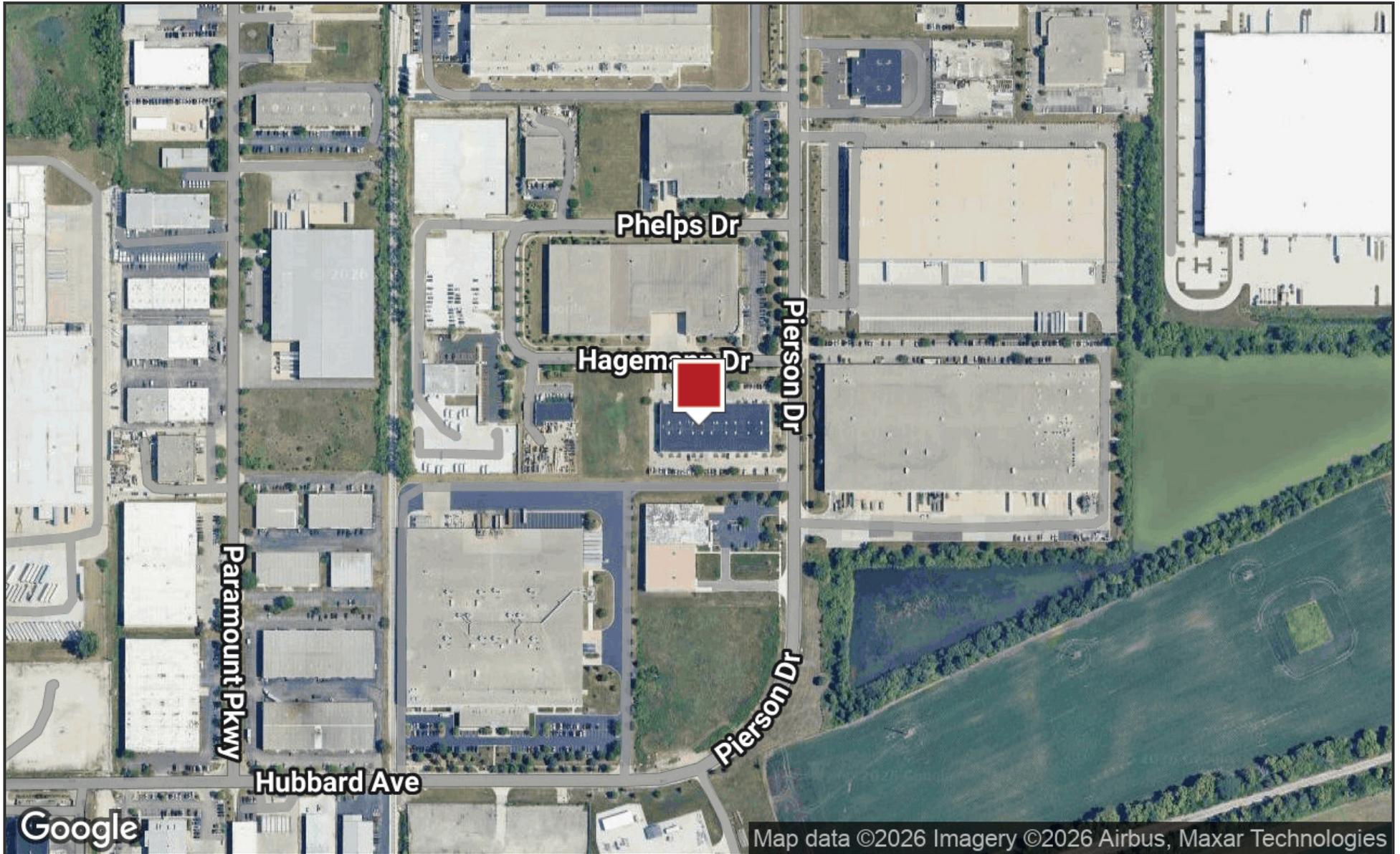
Size: 1,950 SF  
Office area: 350 SF +/-  
Sprinklered: Yes, wet system  
Loading: (1) 10'x12' door  
Ceiling Height: 16'  
Power: 100 Amp 3 Phase.  
Lease Rate: \$15 SF Gross for lease (plus \$10.00 month/for water)  
Lease Length: 2-5 years preferred.

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# Location Maps



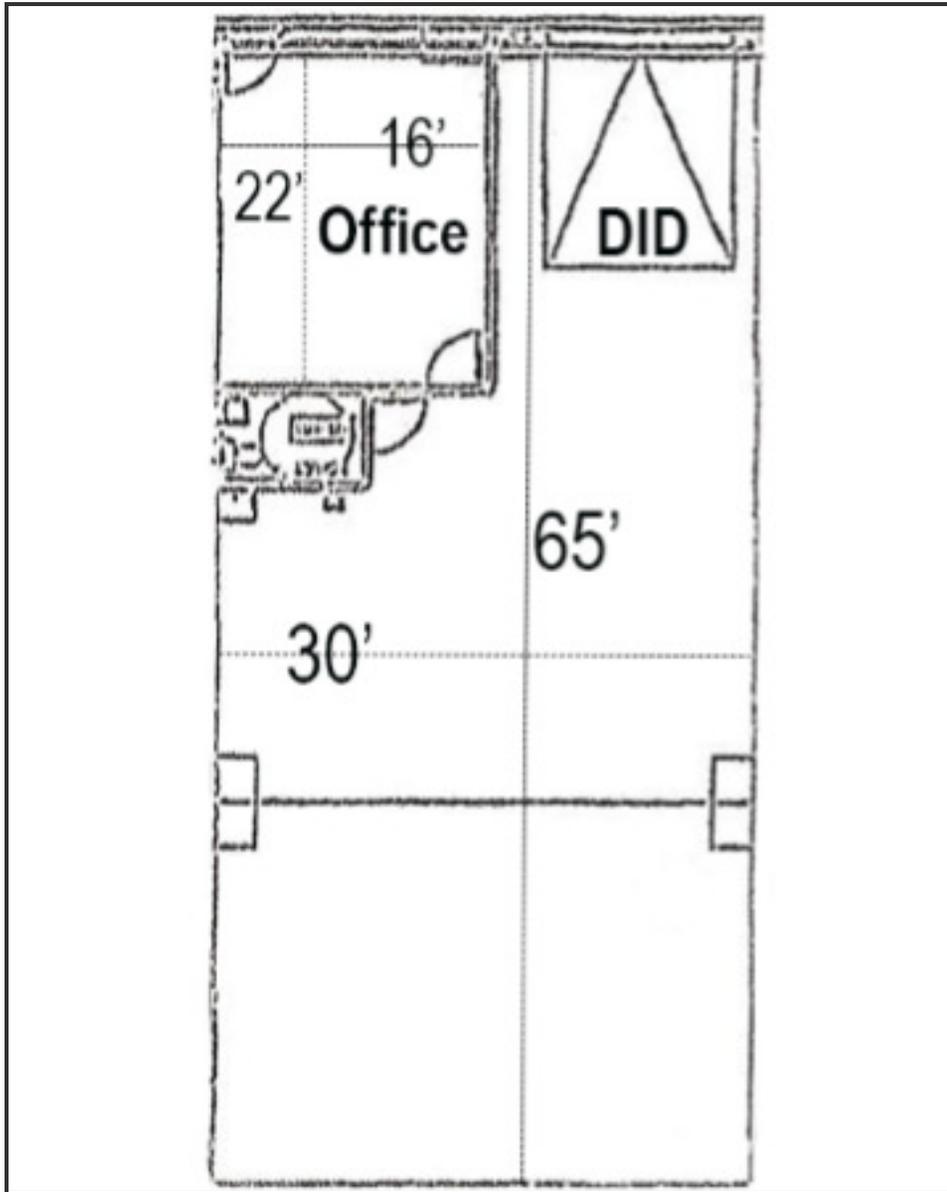
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# Additional Photos



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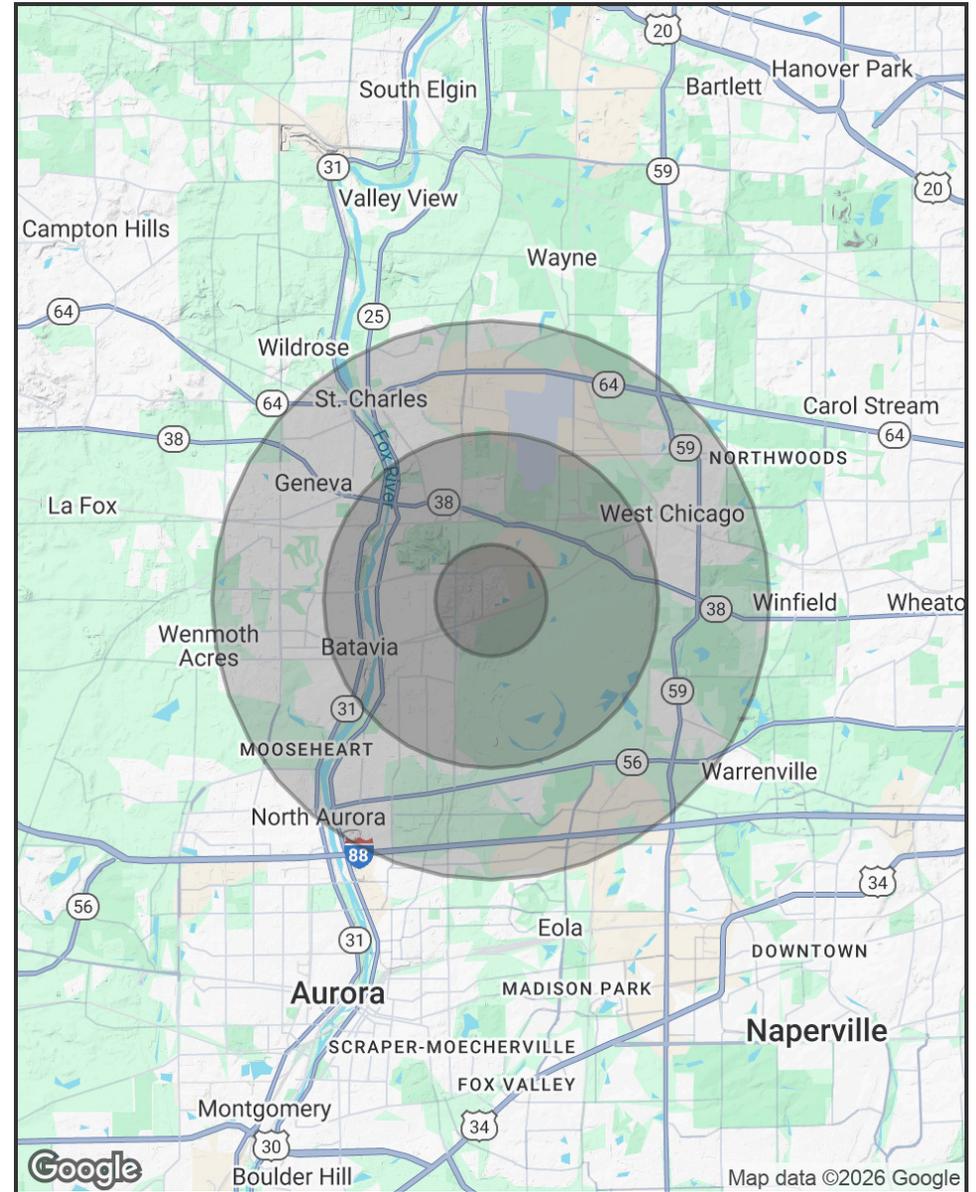
# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	310	31,518	131,725
Average age	39	41	41
Average age (Male)	36	40	39
Average age (Female)	42	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	130	12,038	49,283
# of persons per HH	2.4	2.6	2.7
Average HH income	\$107,706	\$147,935	\$144,311
Average house value	\$359,290	\$391,695	\$386,660

\* Demographic data derived from 2020 ACS - US Census



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