

**FLEX SPACE  
FOR  
SUBLEASE**

**±6,808 SF**

Sublease  
Through  
6/15/2028

Just 5 Miles  
from the I-88  
Interchange

**TRANSWESTERN**  
REAL ESTATE  
SERVICES

# 421 N. RADDANT ROAD

Batavia, IL 60510

[Property Website](#)



## SPECIFICATIONS

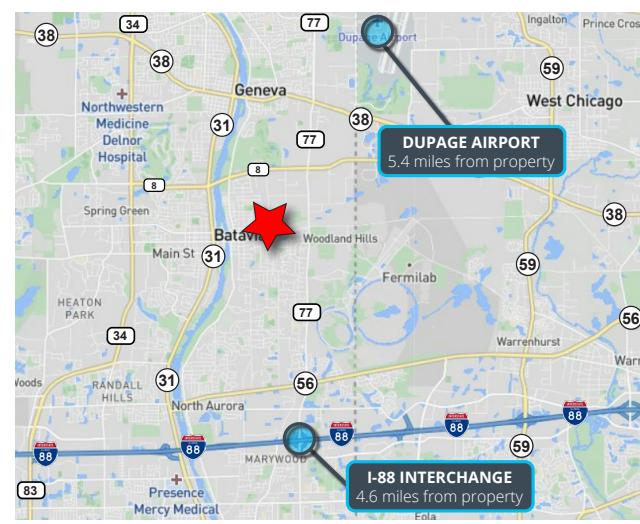
- Building Size: ±56,935 SF
- Land Area: ±4.08 AC
- Available Size: ±6,808 SF
- Warehouse Size: ±1,875 SF
- Office Size: ±4,993 SF
- Loading: 1 Exterior Dock
- Power: 277A 480V 3PH
- Parking: ±16 Cars
- Sprinklers: Wet
- Heating: Gas (A/C in office)
- Year Built: 1997
- Zoning: LI (Light Industrial)
- Construction: Masonry/Metal

## HIGHLIGHTS

- Sublease through 6/15/28
- 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

## PRICING

- CAM: \$1.28 PSF (2025 Est.)
- INS: \$0.14 PSF (2025 Est.)
- RET: \$1.68 PSF (2025 Est.)
- **Lease Rate: Subject to Offer**



**Michael Marconi, SIOR**  
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## MAIN FLOOR PLAN



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## PROPERTY PHOTOS



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