



1100 KINGSLAND DR | BATAVIA

FOR SALE/LEASE

55,475 SF

SINGLE-TENANT BUILDING

LOCATION HIGHLIGHTS:

- Centrally located in Kane County
- 4.9 miles to I-88 / 14.14 miles to I-355 / 26.1 miles to I-294 / 29.1 miles to I-290
- 36.9 miles to O'Hare International Airport
- 43.6 miles to Midway Airport



SPACE FEATURES



55,475 SF BUILDING

- 45,489 SF Warehouse
- 9,986 SF Office (18%)
- Pricing: Subject to Offer

FEATURES



- Site Size: 4.00 AC
- Construction Year: 1993
- Clear Height: 20'
- Column Spacing: 41' x 38'
- Dock Doors: 6
- Drive-In Doors: 2
- Full A/C in Warehouse
- Car Parking: 48 Surface Spaces
- Dimensions: 250' x 195'
- Power: 3,000amps/480volts, 3p
- Taxes: \$1.75 PSF / \$97,117 (2024)

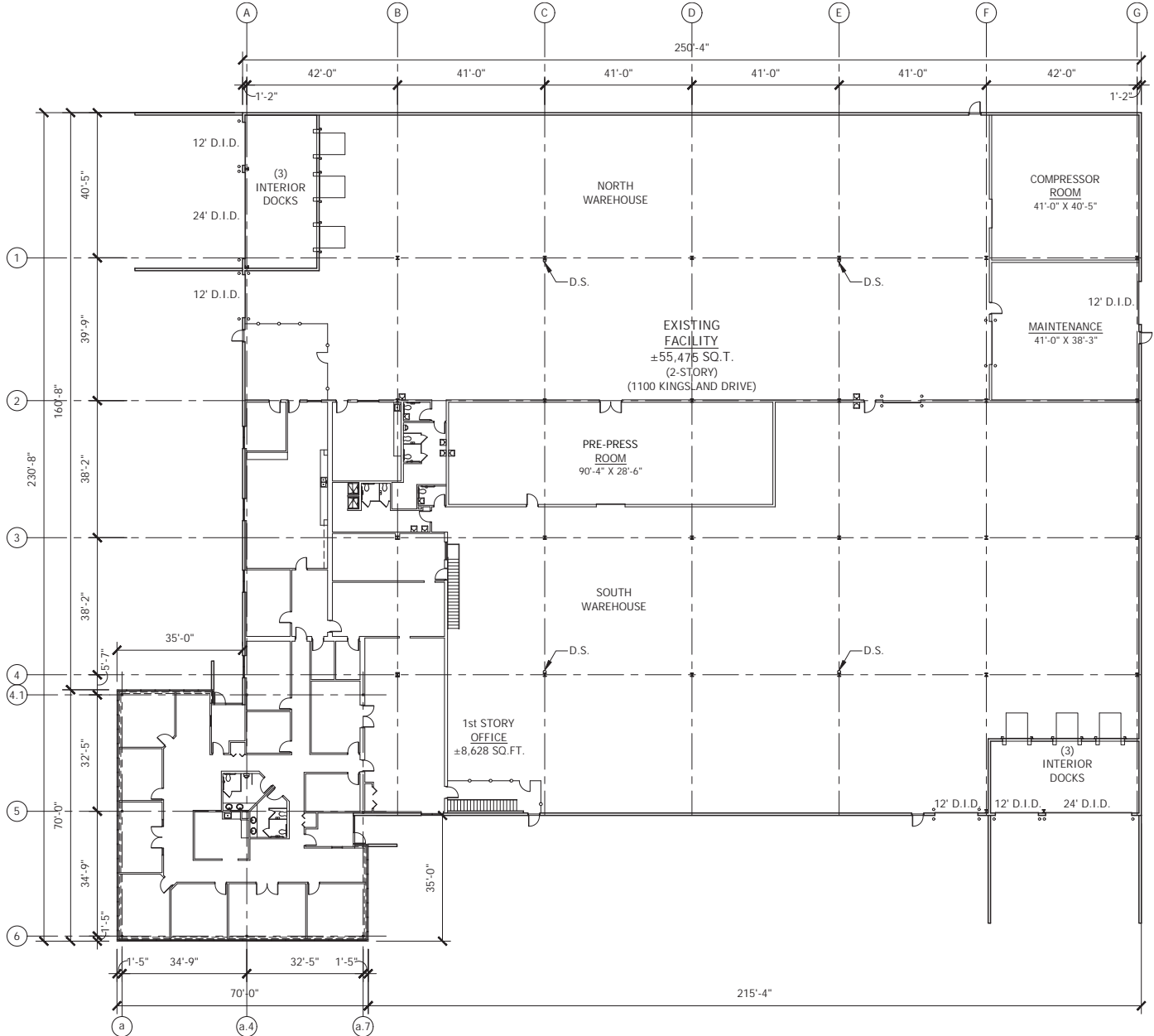


CONSTRUCTION

- Construction Type: Reinf. Concrete
- Fire Protection: Class IV



FLOOR PLAN



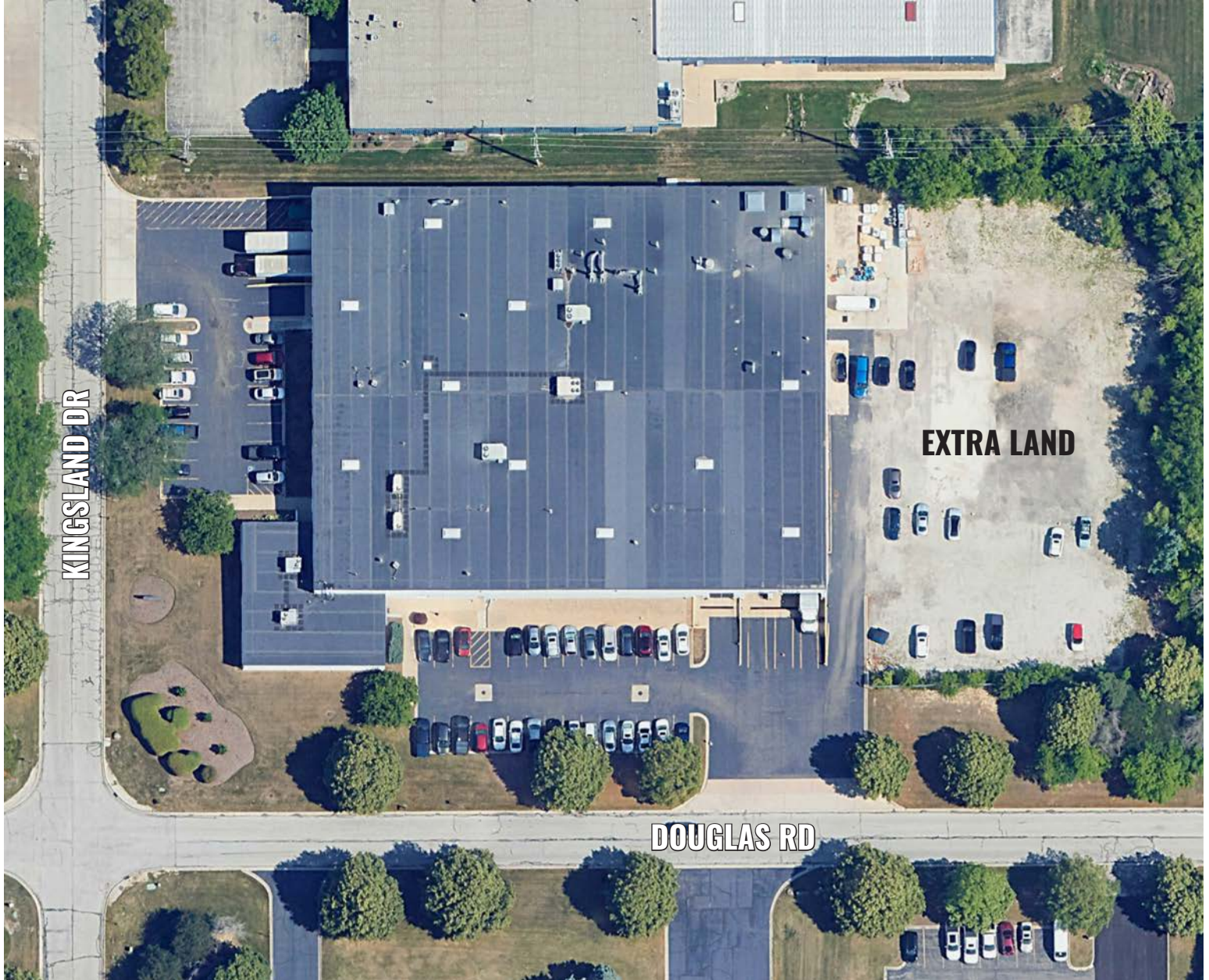
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SITE AERIAL



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