

660%  
Leased



## 1810 E Fabyan Parkway | Batavia, IL 60510

54,934 available s.f. | Class A New Construction

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# For Lease

1810 E Fabyan Parkway | Batavia, IL 60510

## Summary

New construction Class A Industrial building developed for e-commerce distribution with 32’ clear height, 6 exterior docks, and abundant employee parking. Fantastic location near a major intersection with great visibility. Completed Fall 2019.

## Highlights

- Class A new construction
- Great visibility near a major intersection
- Parking pre-wired electric car charging
- Proximity to Interstate 88

## Specifications

Building size:	150,838 s.f.
Available size:	54,934 s.f.
Lot size:	8.36 acres
Office:	To suit
Clear height:	32’
Column spacing:	50’ x 52’ with 64’ speed bays
Exterior docks:	6 (expandable)
Drive-in doors:	1
Car parking:	669 car parking; 20 spaces pre-wired for electric car charging
Power:	800 amps, 480V 3-phase 4 wire
Zoning:	General Industrial District
Year built:	2019

## Available Units

Suite	Tenant	Size (s.f.)	Lease Type	Lease Rate	Description
Unit 1	Available	54,934 s.f.	NNN	Negotiable	Office build to suit, 6 exterior docks, and 1 drive-in door
Unit 2	Occupied	45,253 s.f.	---	---	Leased
Unit 3	Occupied	50,651 s.f.	---	---	Leased



Concrete truck apron

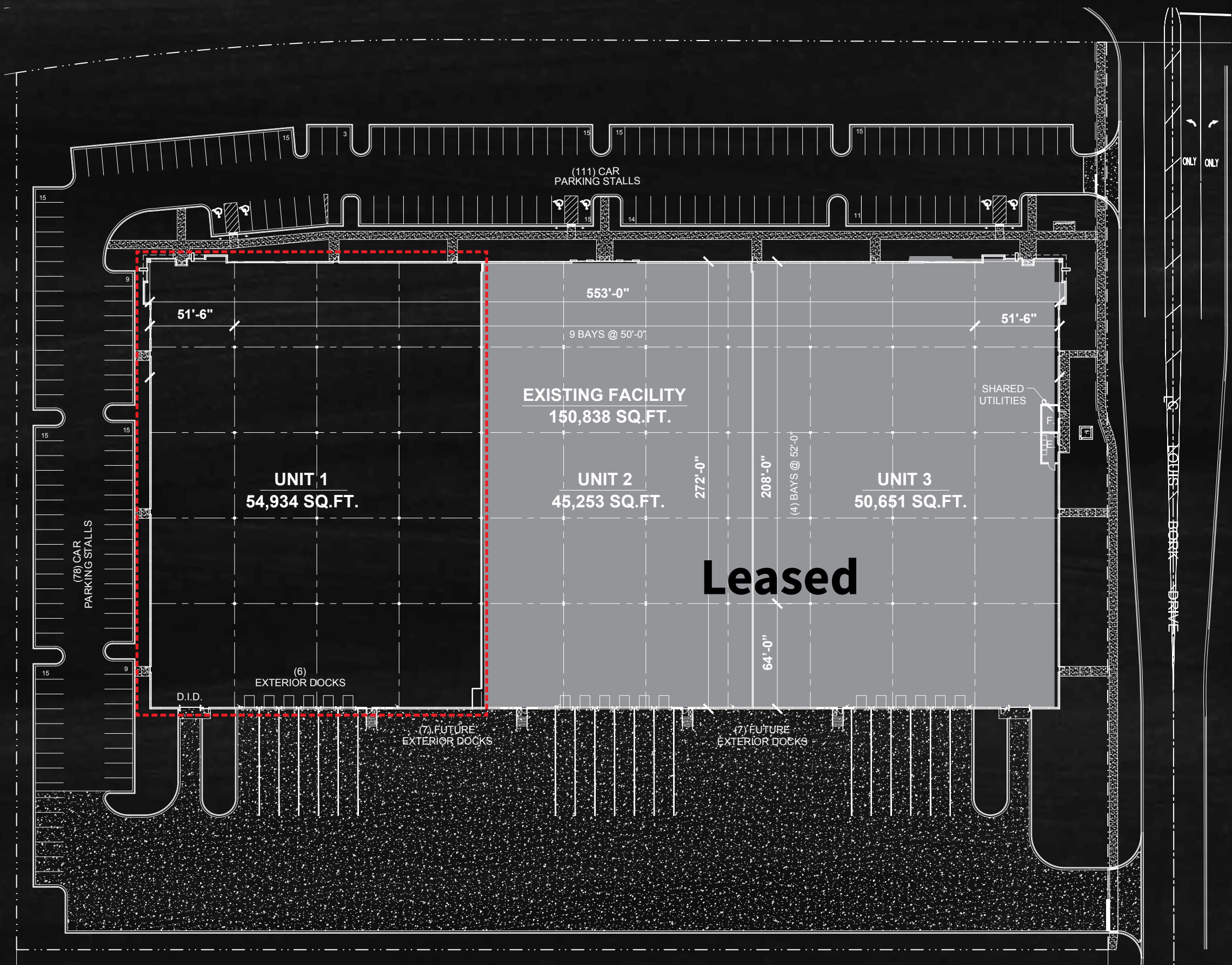


60’ speed bays | 50’ x 52’ columns



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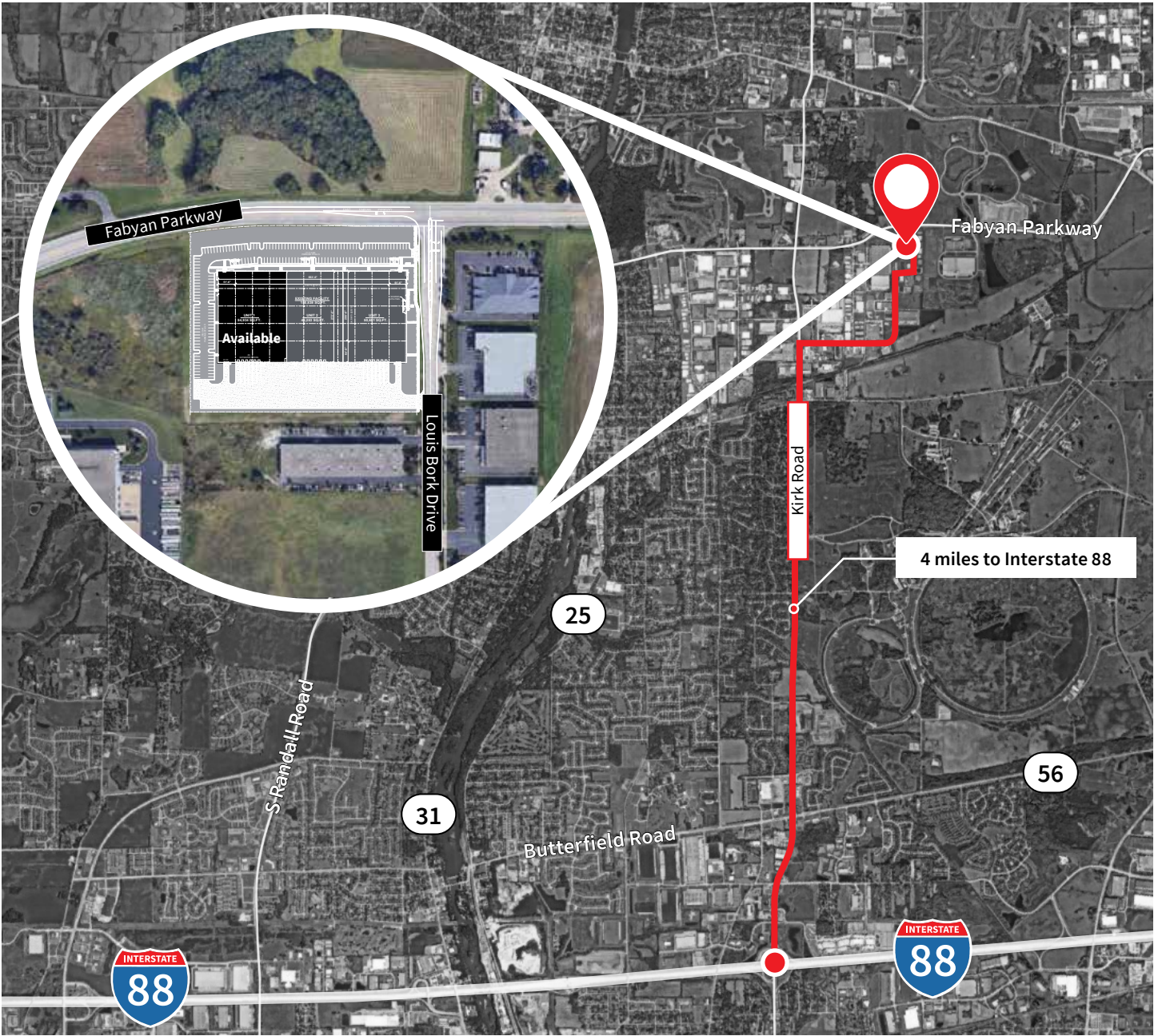


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Location

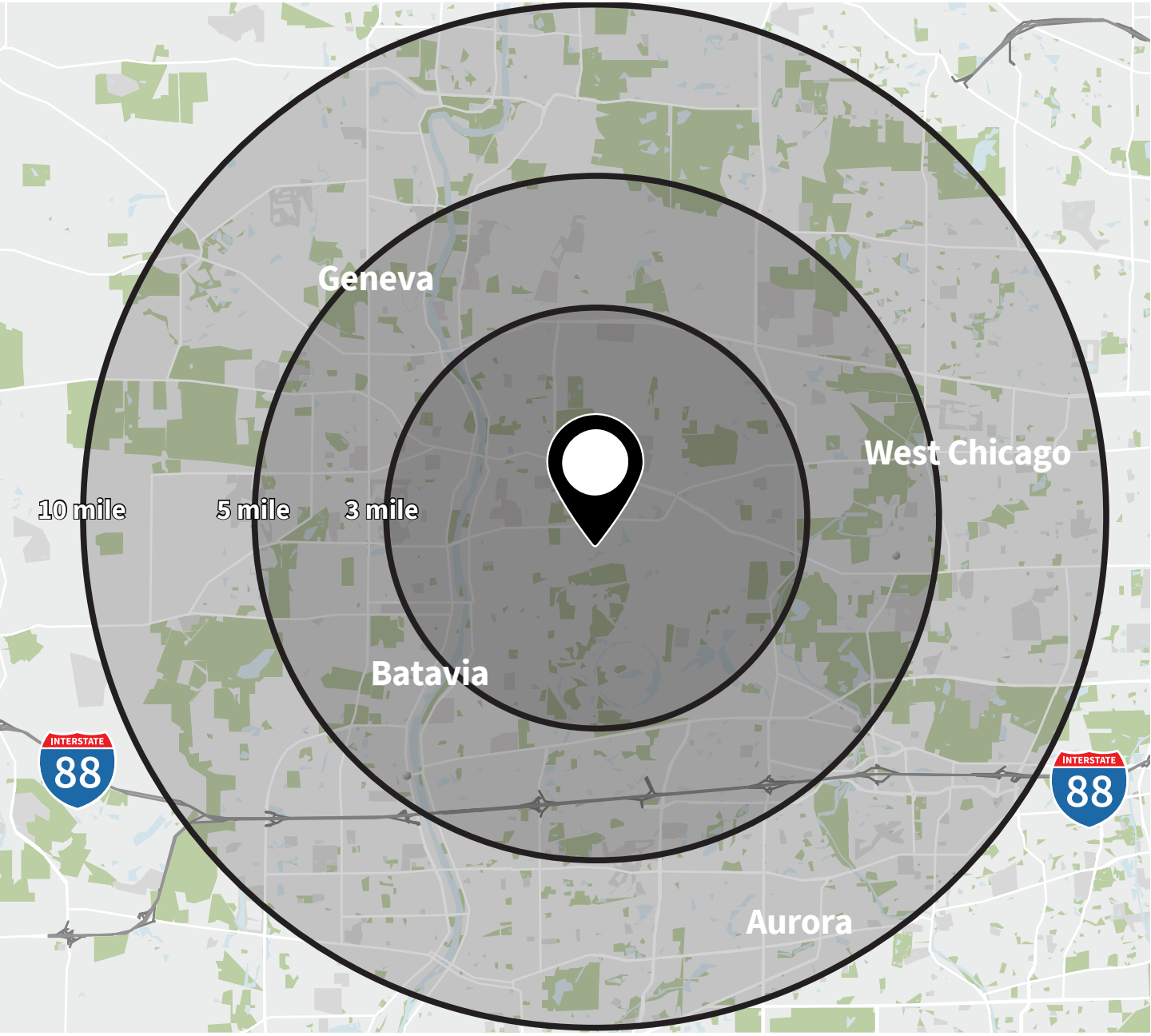


Overview

Conveniently located in the Batavia Industrial park off Fabyan Parkway just east of Kirk Road in Batavia, IL. Situated 4 miles from I-88 Farnsworth exchange.

Location	Miles	Minutes
Interstate 88	4	12
O'Hare International Airport	36	45
Downtown Chicago	41	45
Midway International Airport	41	50

Demographics Map & Report



Population	3 mile	5 miles	10 miles
Total Population	54,406	123,417	686,474
Median age	40.7	38.5	35.1
Median age (Male)	40.0	37.8	35.4
Median age (Female)	41.3	39.4	37.6

Households & Income	3 mile	5 miles	10 miles
Total households	19,931	44,403	234,662
# of persons per HH	2.7	2.8	2.87
Average HH income	\$110,457	\$103,621	\$114,187
Average house value	\$352,135	\$346,408	\$324,927