

1225 DOUGLAS RD
Batavia, IL
BUILD-TO-SUIT AVAILABLE



Building Specifications

Building Area	137,411 SF 5,000 SF Office-to-Suit 132,411 SF Warehouse
Lot Area	± 9.24 Acres
Parking	170 Car Parking Stalls 10 Trailer Positions at the Building
Loading	18 Equipped Docks (<i>Expandable</i>) 2 Drive-In Overhead Doors
Ceiling Height	32' Clear (<i>Flexible</i>)
Zoning:	LI (Light Industrial)

Highlights

- ✓ Build-To-Suit (Sale or Lease)
- ✓ Strategic Infill Location
- ✓ Kane County Taxes
- ✓ Great Proximity to I-88 & IL-38
- ✓ Strong Labor Pool

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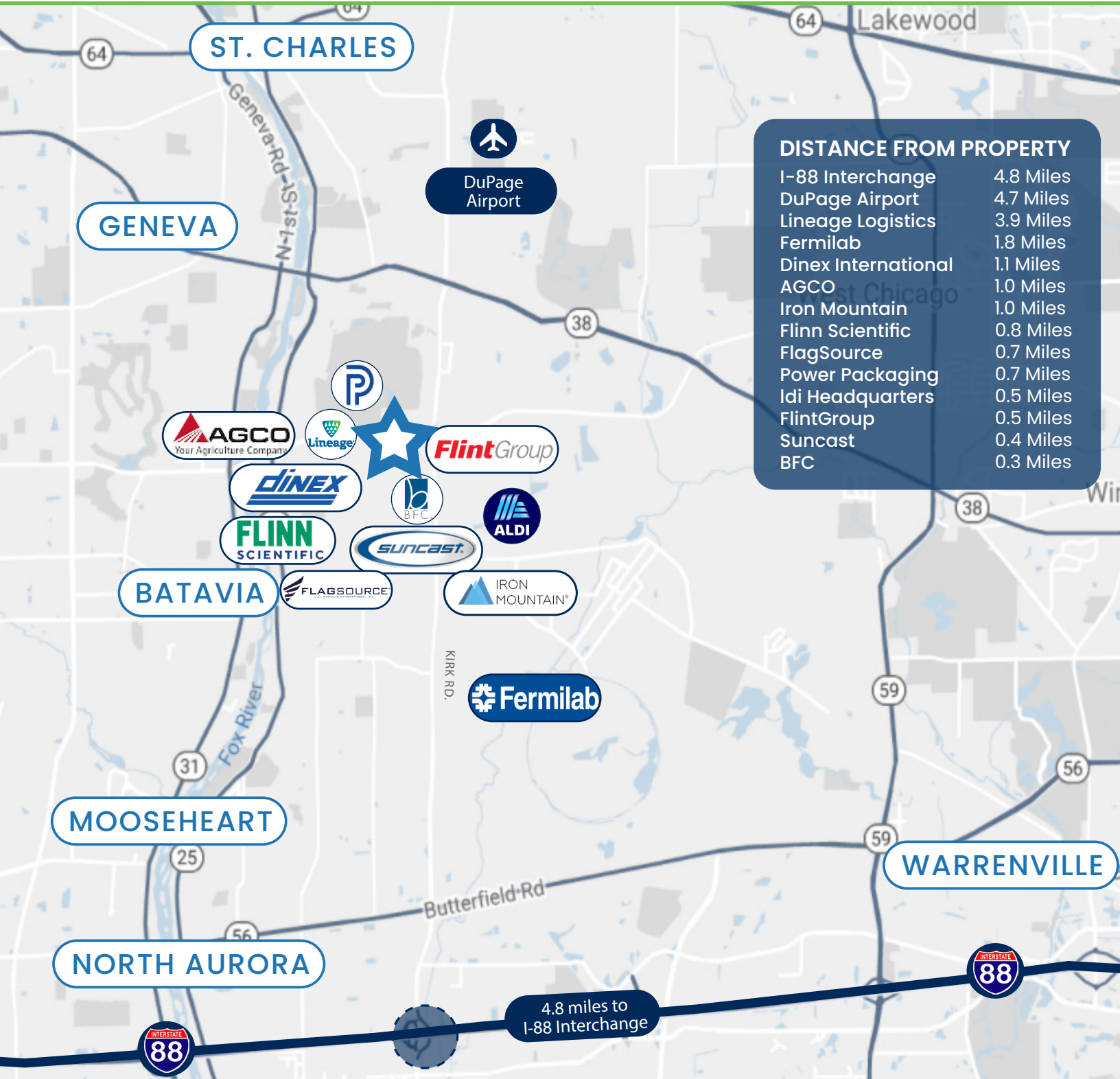
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Location Overview



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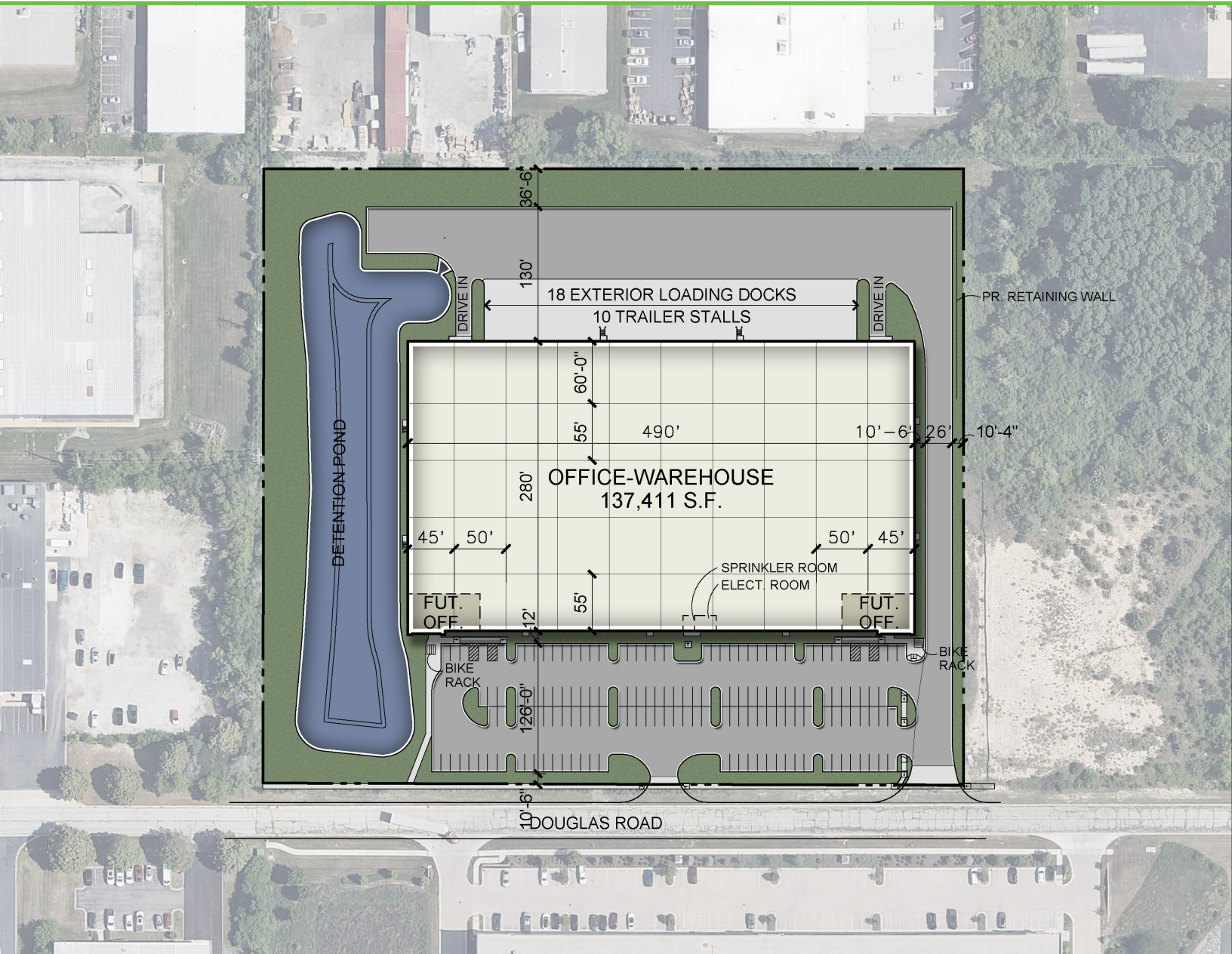
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Conceptual Site Plan



SITE AREA (±9.24 AC.)	±402,547 S.F.
DETENTION	ONSITE
BUILDING AREA	
OFFICE-TO-SUIT	5,000 S.F.
WAREHOUSE	132,411 S.F.
TOTAL BUILDING AREA	137,411 S.F.

PARKING

CAR PARKING PROVIDED	170 STALLS
DRIVE IN OVERHEAD DOORS	2 DOORS
TOTAL EXTERIOR DOCKS	18 DOCKS
TOTAL TRAILER STALLS	10 STALLS
CLEAR HEIGHT	32'-0"

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