

# FOR SALE

LEASE / BUILD-TO-SUIT

NWC BUTTERFIELD & BATAVIA ROADS, WARRENVILLE, IL 60555

Purchase Price: \$795,000.00



# J.R. WALKER, Inc.

REAL ESTATE BROKERAGE & DEVELOPMENT  
1776 S. NAPERVILLE ROAD – SUITE 202A  
WHEATON, ILLINOIS 60189  
Phone: (630) 462-0075 Fax: (630) 462-5686  
Email: [jrw@jrwalker.com](mailto:jrw@jrwalker.com)

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## PRIME CORNER COMMERCIAL/RETAIL DEVELOPMENT

### FOR SALE

### LEASE / BUILD-TO-SUIT TIF 3 DISTRICT - INCENTIVES

**LOCATION:** NWC Batavia and Butterfield Roads, Warrenville, IL

**APPROXIMATE DIMENSIONS:** 260' Frontage on Butterfield Road  
174' Frontage on Batavia Road  
157' North Property Line  
160' West Property Line

**SIZE:** 34,419 Sq. Ft.

**UTILITIES:** Sanitary Sewer, Storm Sewer, Municipal Water

**CURRENT ZONING:** (B-4) Commercial

**PRICE:** \$ 795,000.00

**TIF:** TIF District incentives for development available

**CURB CUTS:** Existing on Butterfield Rd.

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**FOR MORE INFORMATION PLEASE CALL OR EMAIL:**

**JEFF WALKER**  
**(630) 462-0075**  
**[jrw@jrwalker.com](mailto:jrw@jrwalker.com)**

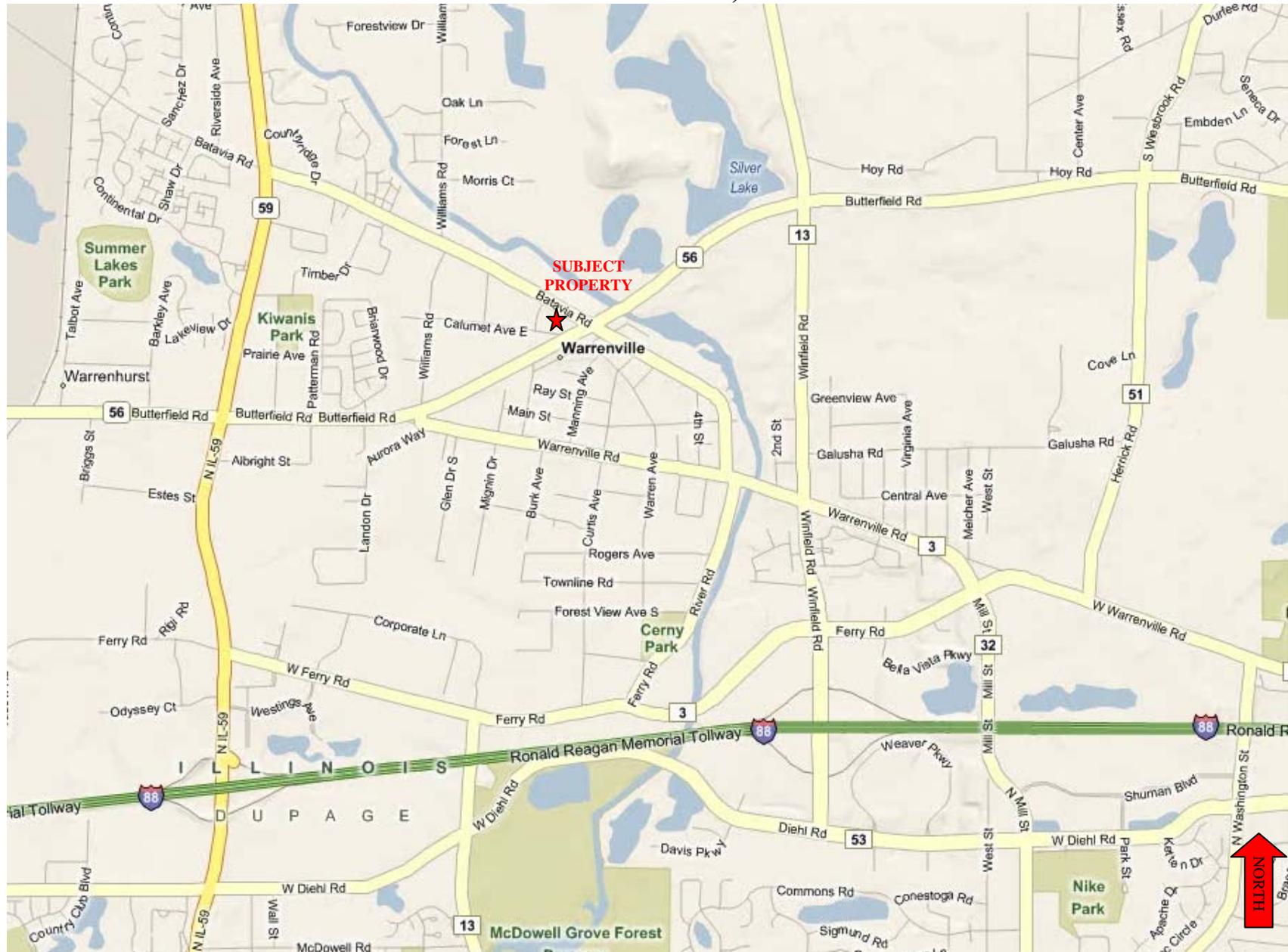
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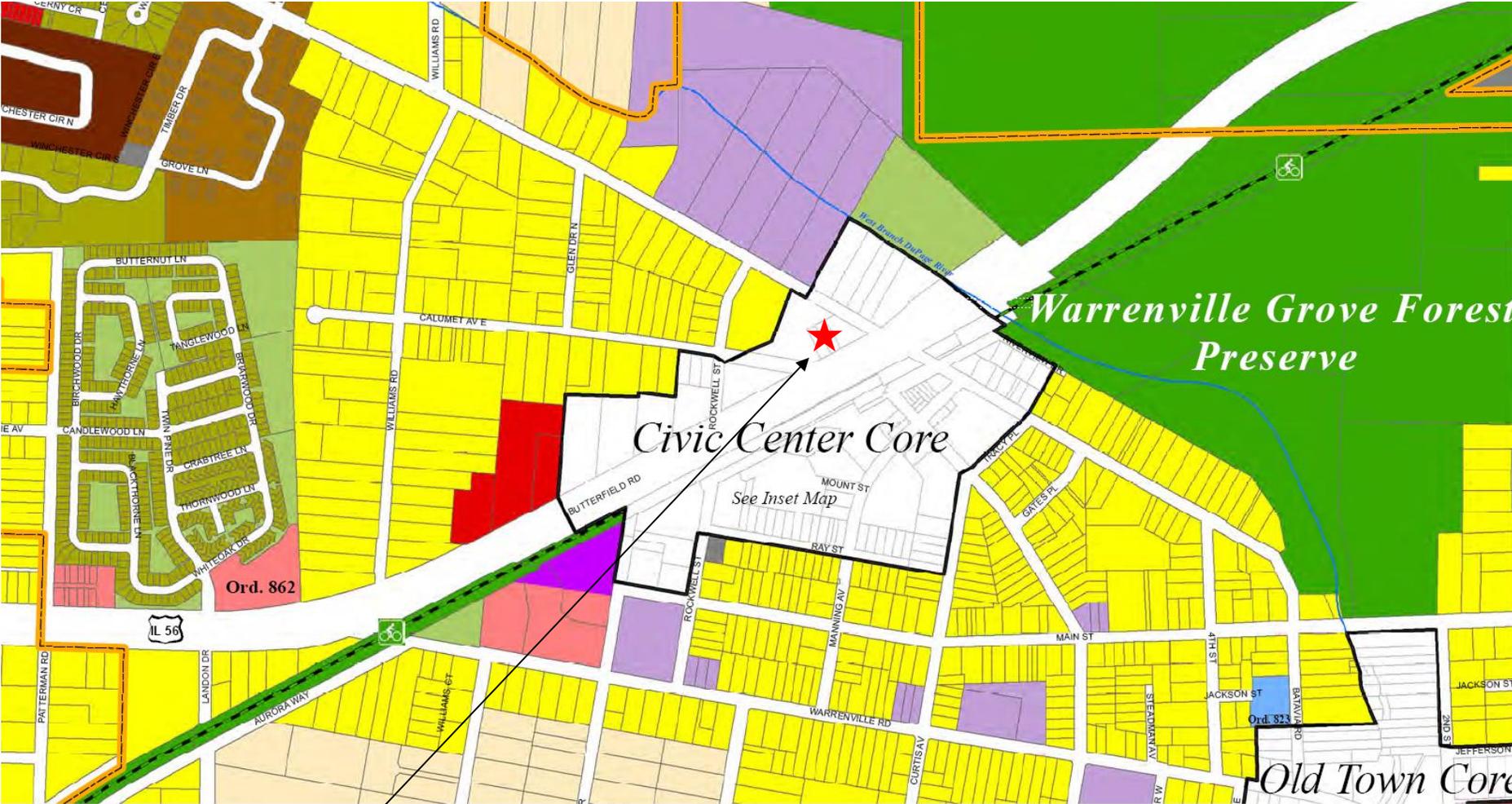
# LOCATION MAP

## NWC BUTTERFIELD & BATAVIA ROADS

### WARRENVILLE, IL



**COMPREHENSIVE LAND USE PLAN  
CITY OF WARRENVILLE**



**SUBJECT PROPERTY**  
**NWC Rt. 56 (Butterfield Rd.) & Batavia**

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