

FOR LEASE

COMMERCIAL PROPERTY
1978 W. WILSON STREET
BATAVIA, IL 60510

Commercial Space Available!

RATE: \$25/SF/YR NNN
6,275 SQUARE FEET
\$9.11/SF/YR CAM

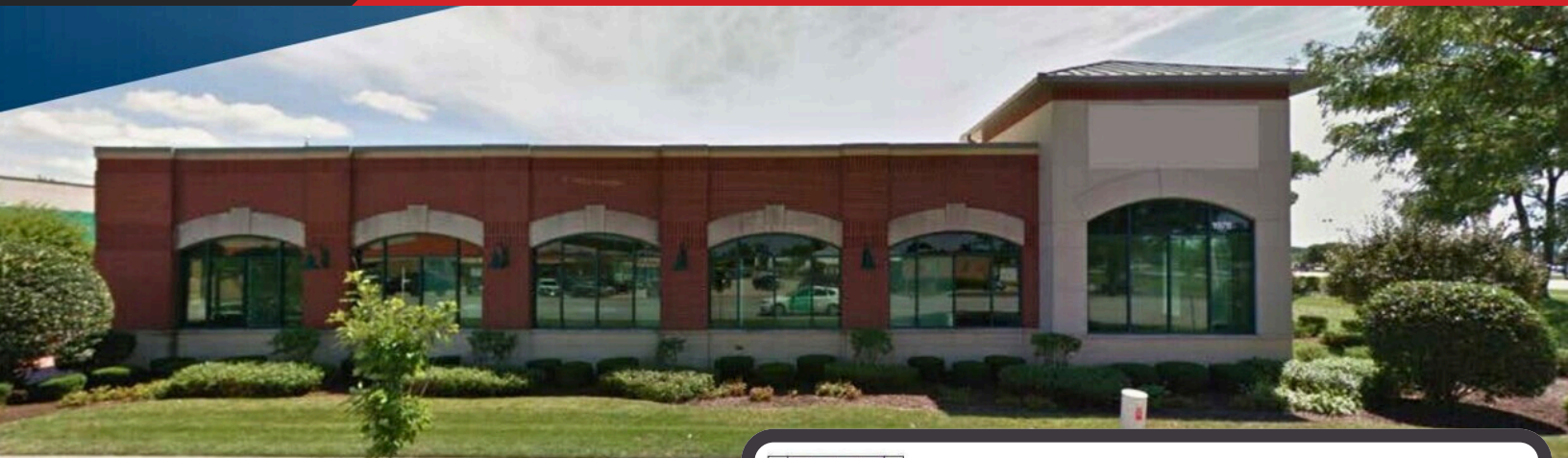
Building Highlights

- ▶ Freestanding Brick Building
- ▶ Ample Parking
- ▶ Detached Drive-Through
- ▶ High Ceilings and Large Windows
- ▶ Signage Opportunities
- ▶ Located on Major Thoroughfare



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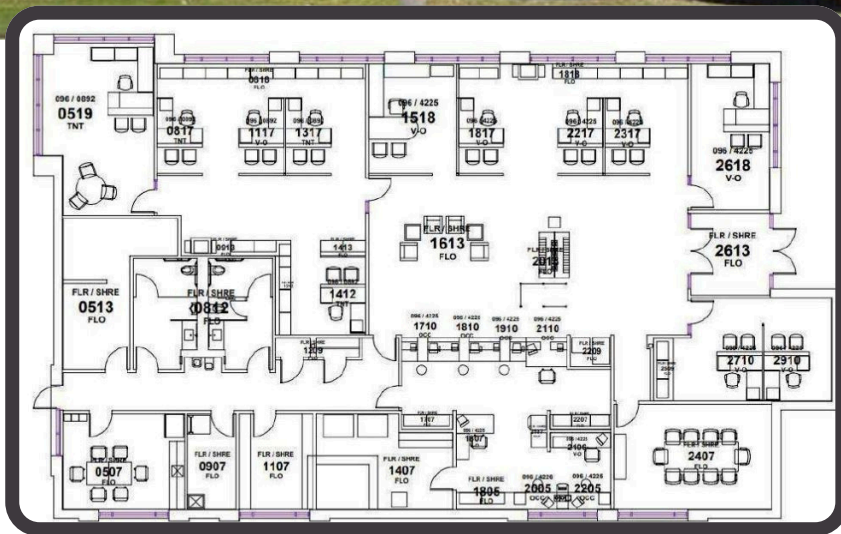


PROPERTY AND LOCATION

1978 W. Wilson Street is conveniently located along the major thoroughfare of Randall Road at a heavily traveled and signalized intersection. With excellent visibility and over 45,000 vehicles passing the property daily.

The property is easily accessible by major highways, including I-88 and conveniently surrounded by national retailers, restaurants and residential developments.

The surrounding area is home to a diverse demographic and Batavia, IL is a growing city with a 10% population increase over the past decade.



COMMERCIAL SPACE AVAILABLE!
RATE: \$25/SF/YR NNN
6,275 SQUARE FEET
\$3.02/SF/YR CAM
\$6.09/SF/YR RETAX

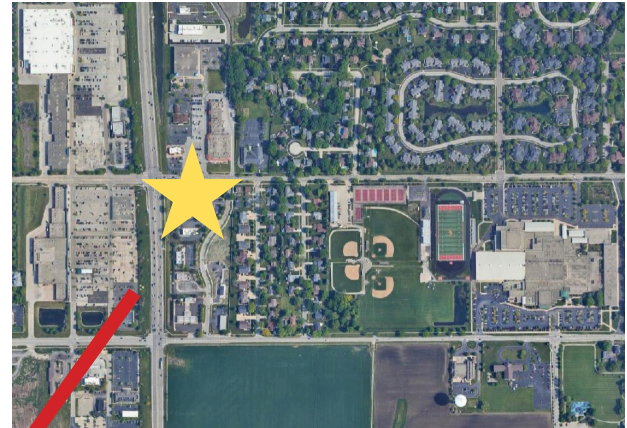
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AREA MAP

Available SF: 6,275 SF
Lease Rate: \$25.00psf NNN
Lot Size: 1.3 Acres
Zoning: GC

Broker Contact:

Brad Schreiner
Managing Broker

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