



BROWN
COMMERCIAL GROUP, INC.

5,250 SF Industrial Property For Sale

1485 LOUIS BORK DR., UNITS 113, 115, & 117, BATAVIA, IL 60510

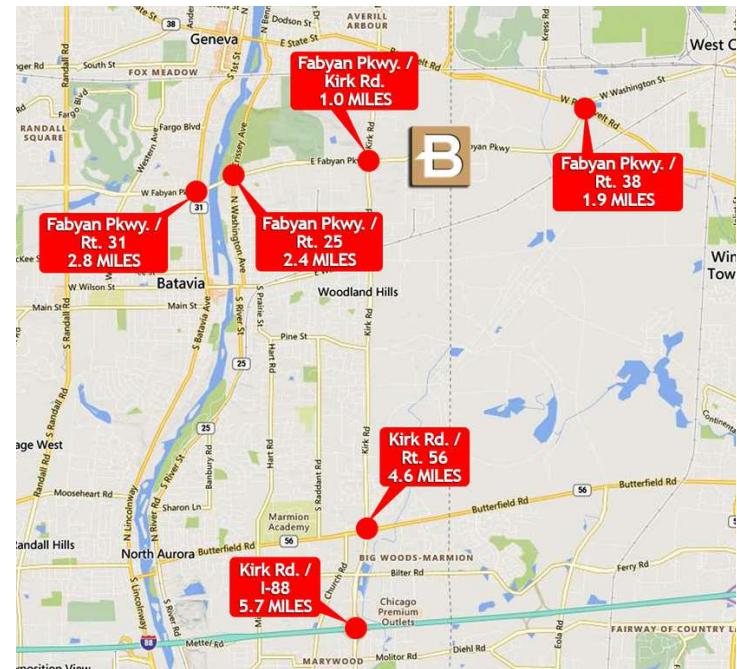


LOCATION DESCRIPTION

Established industrial park with easy access to major transportation routes via Fabyan Pkwy., Rt. 38, Rt. 25, Kirk Rd., Rt. 56, I-88. Well positioned to service the greater Fox Valley corridor.

PROPERTY OVERVIEW

- 5,250 SF End-Cap Unit
- 1,050 SF Offices
- 20' Clear Height
- 3 OH Doors (14' x 12')
- Triple Catch Basin Floor Drains
- Sprinklered
- Steel Mezzanine Above Offices
- 250 Amp, 208/120 Volt, 3 Phase Power
- \$874.48/Monthly Condo Fee
- 2024 Taxes: \$11,555.56



LUKE DUMMITT

847.758.9200 x308

LDUMMITT@BROWNCOMMERCIAL.COM

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1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

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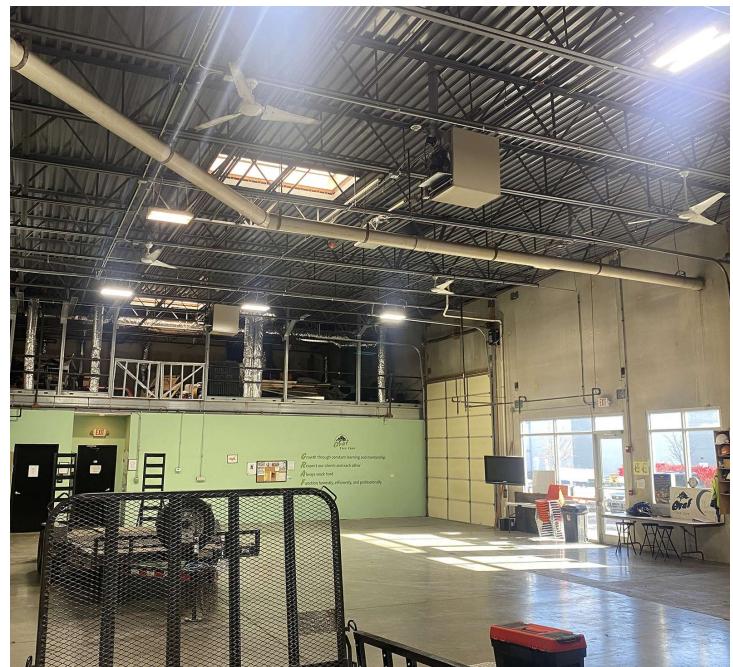
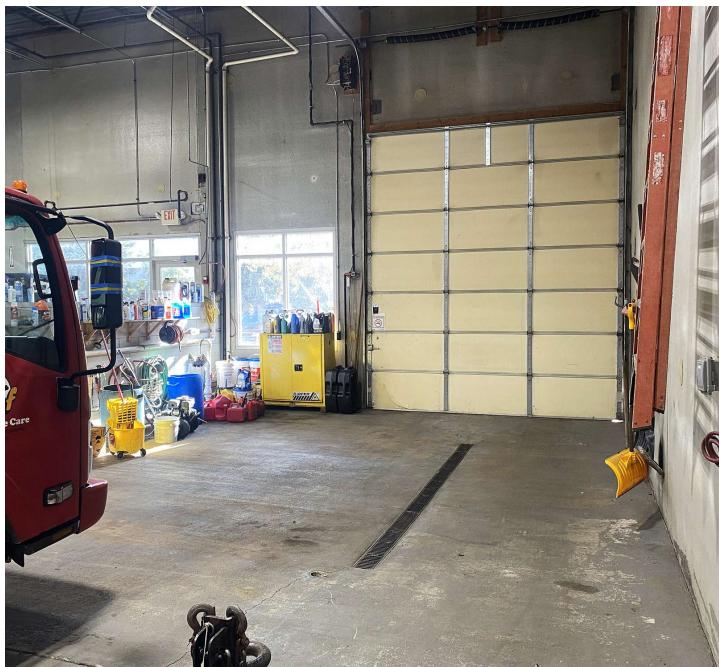
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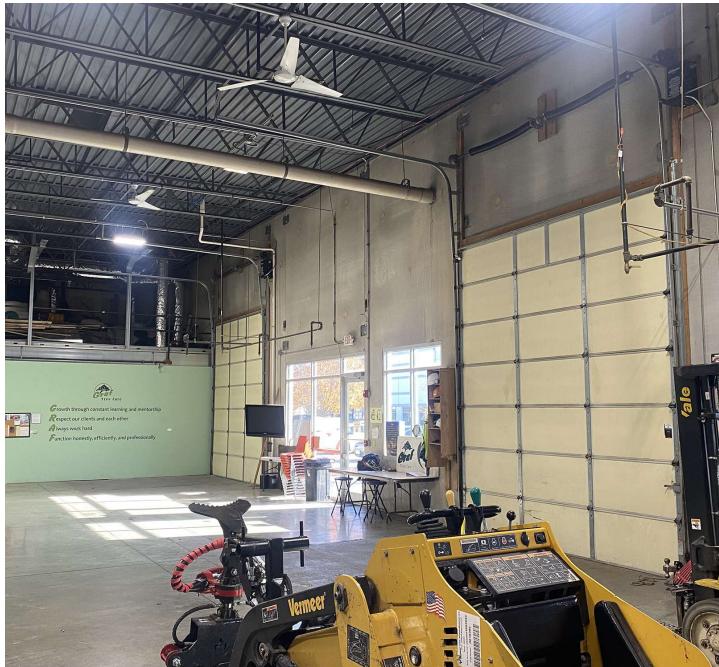
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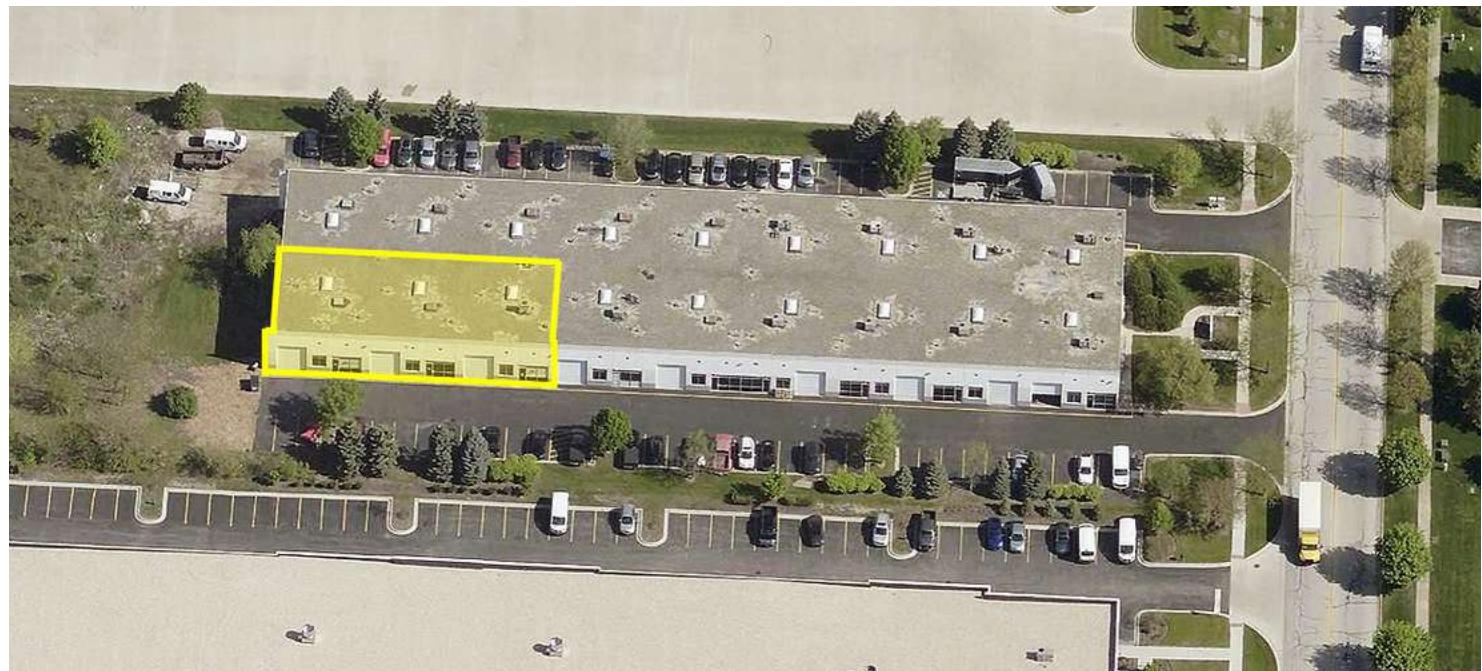


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