 Industrial Units For Lease

(3) 1,950 SF UNITS AVAILABLE!

1183 Pierson Drive, Batavia, IL 60510



SIZE:

Units Available

Unit 109 - 1,950 SF

Unit 111 - 1,950 SF

Unit 114 - 1,950 SF

ZONING:

ADDRESS:

1183 Pierson Drive Batavia, IL 60510

SUMMARY:

Well Maintained small Industrial Condo. Units feature 16' clear warehouse, single air conditioned office, 1 washroom and 10' x 12' Drive in Door.

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& ASSOCIATES

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3820 Ridge Pointe Drive, Geneva, IL 60134

630.567.7800 | morkenassociates.com

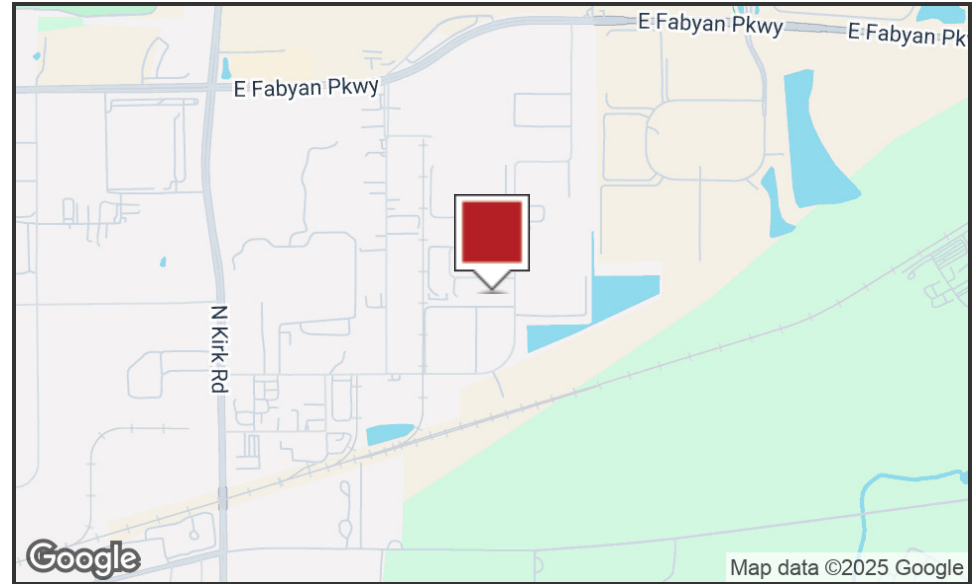
SCOTT MORKEN

630.567.7804

scottmorken@morkenassociates.com

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

Executive Summary



OFFERING SUMMARY

Lease Rate: \$15.00 SF Gross + \$10 Water
Building Size: 39,000 SF
Available SF: 1,950 SF

PROPERTY OVERVIEW

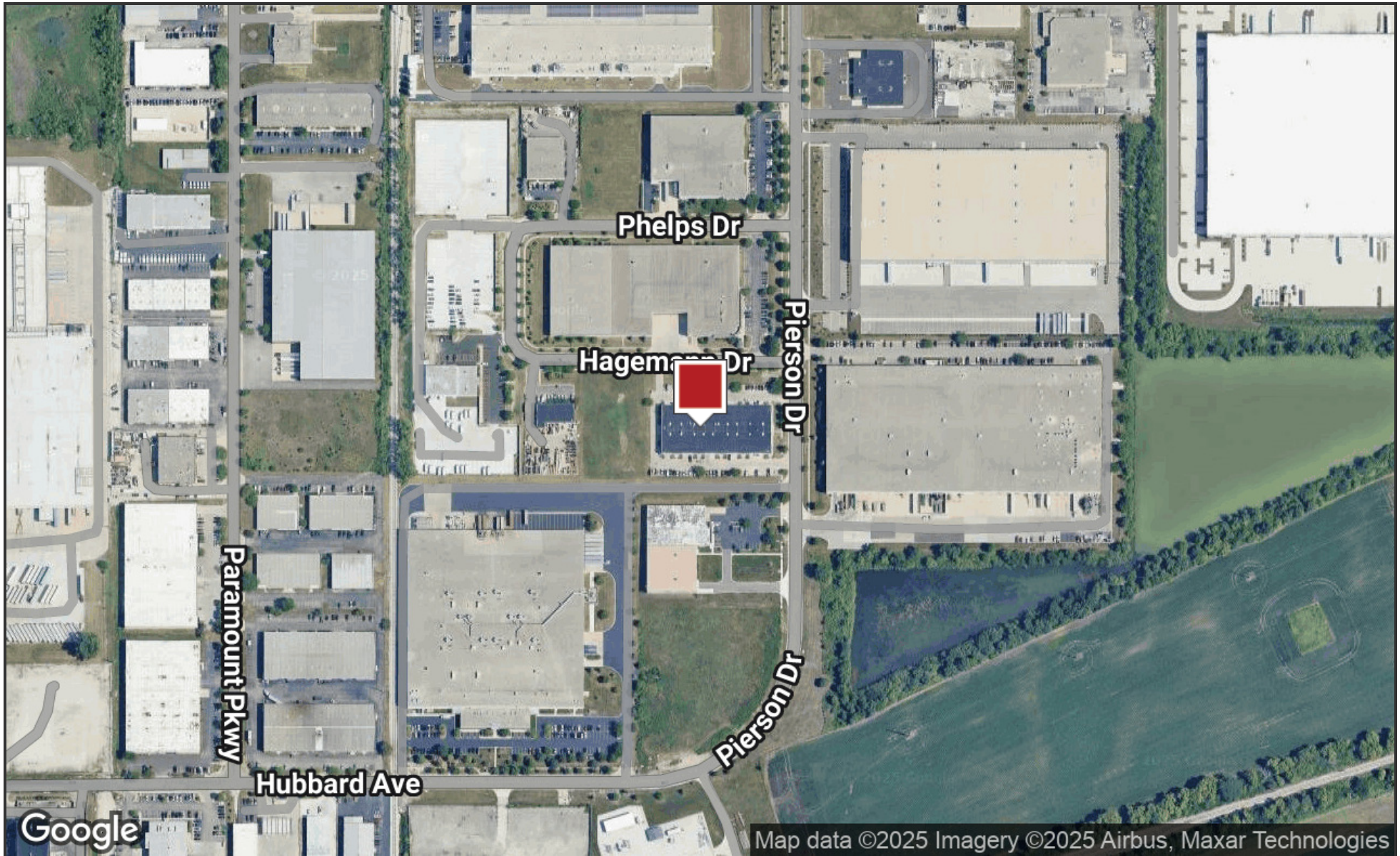
Size: 1,950 SF
Office area: 350 SF +/-
Sprinklered: Yes, wet system
Loading: (1) 10'x12' door
Ceiling Height: 16'
Power: 100 Amp 3 Phase.
Lease Rate: \$15 SF Gross for lease (plus \$10.00 month/for water)
Lease Length: 2-5 years preferred.

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Location Maps



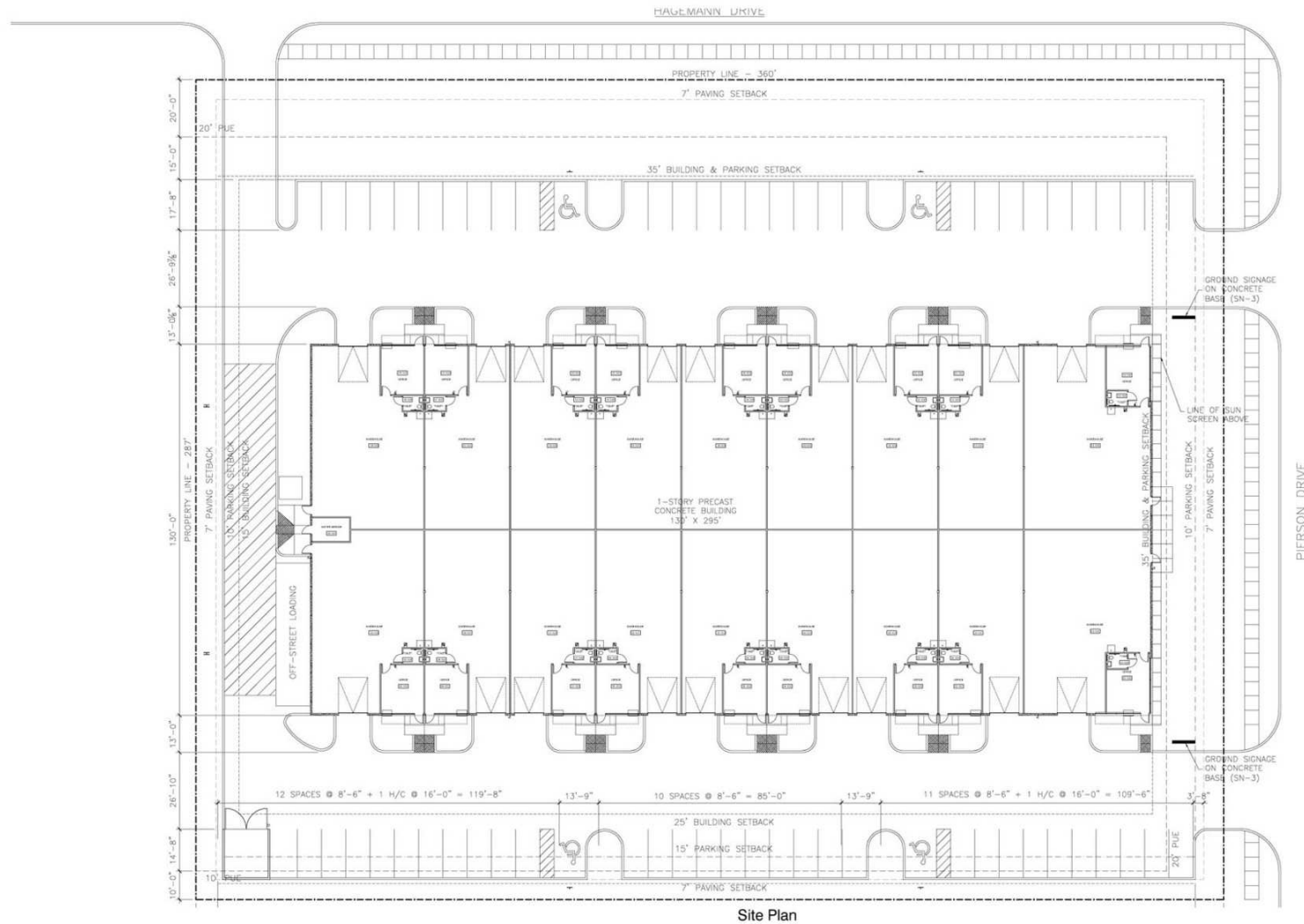
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Additional Photos



Howard Lehigh Corporation
Batavia Business Park
Batavia, Illinois

AMSTADTER ARCHITECTS

360 North Michigan Avenue, Suite 2020
Chicago, Illinois 60601

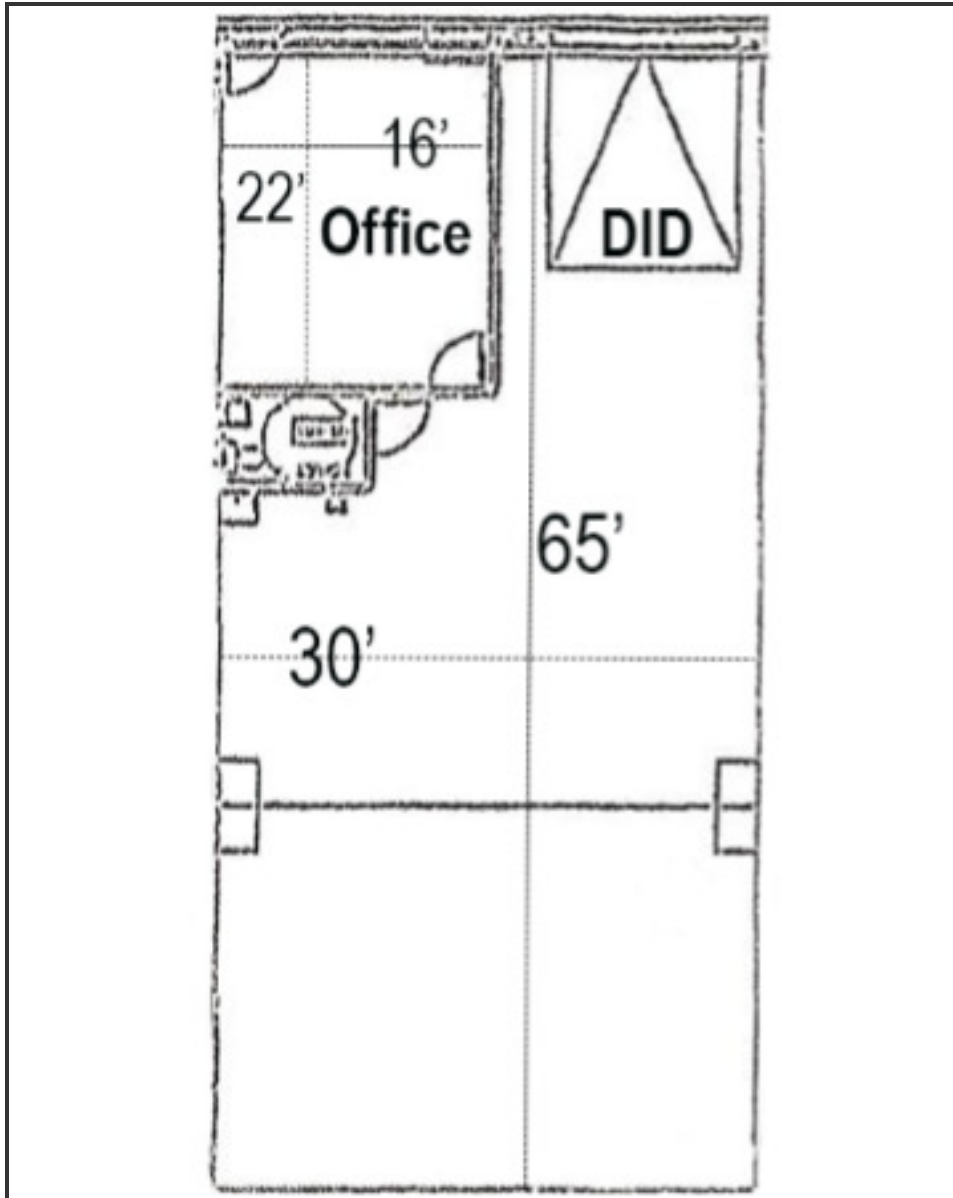
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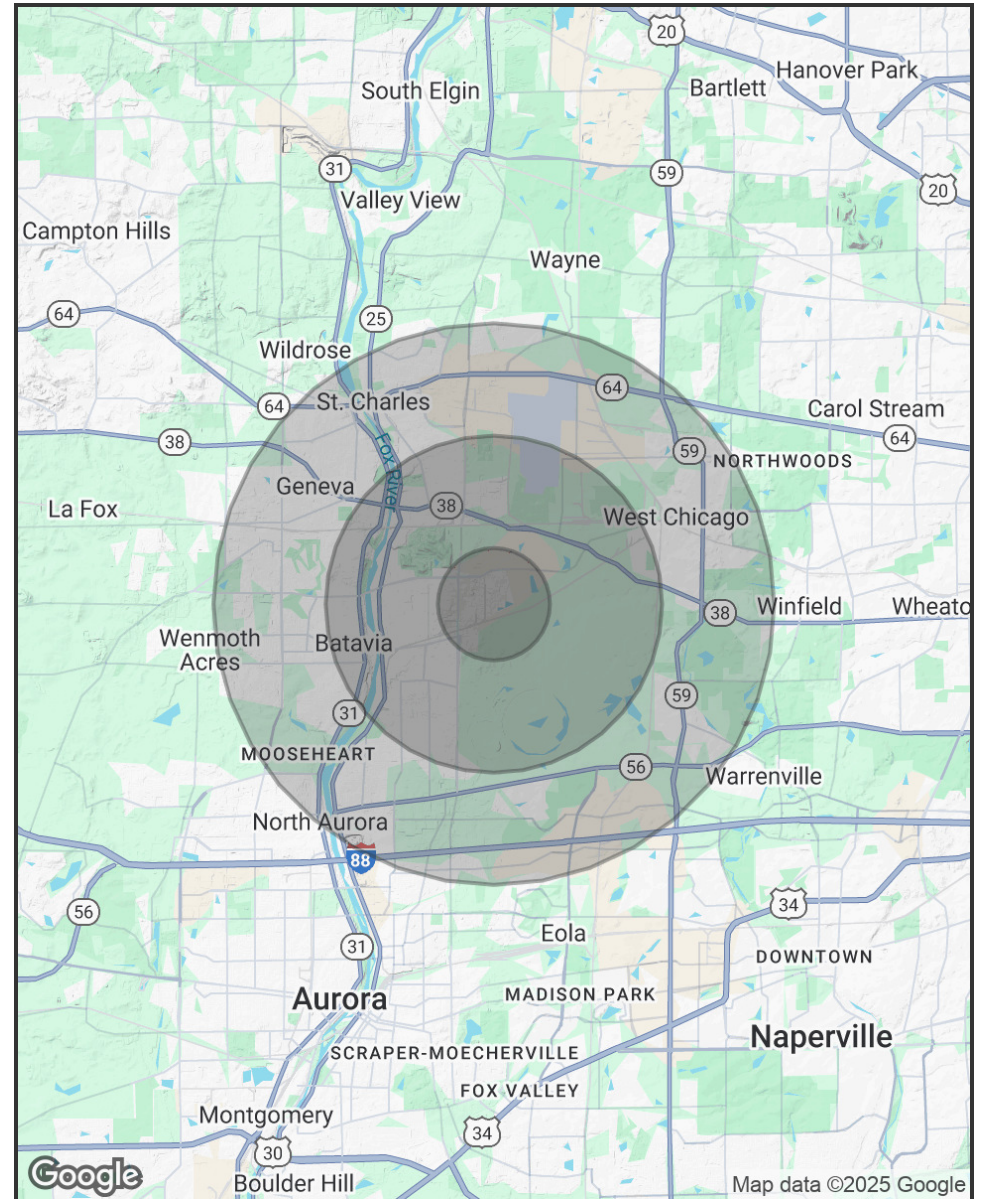
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	310	31,518	131,725
Average age	39	41	41
Average age (Male)	36	40	39
Average age (Female)	42	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	130	12,038	49,283
# of persons per HH	2.4	2.6	2.7
Average HH income	\$107,706	\$147,935	\$144,311
Average house value	\$359,290	\$391,695	\$386,660

* Demographic data derived from 2020 ACS - US Census



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