

Industrial Unit For Lease

# 1,950 SF AVAILABLE!

1183 Pierson Drive, Batavia, IL 60510



**SIZE:**

Unit Available  
Unit 107 - 1,950 SF

**ADDRESS:**

1183 Pierson Drive Batavia, IL 60510

**SUMMARY:**

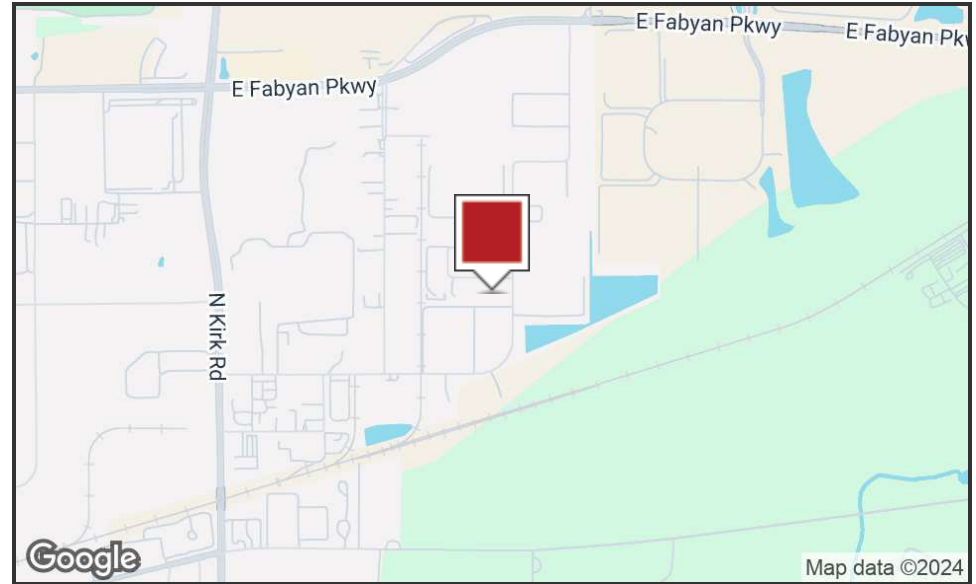
Well Maintained small Industrial Condo. Units feature 16' clear warehouse, single air conditioned office, 1 washroom and 10' x 12' Drive in Door.

**MORKEN  
& ASSOCIATES**

**MORKEN & ASSOCIATES**  
3820 Ridge Pointe Drive, Geneva, IL 60134  
630.567.7800 | morkenassociates.com

**SCOTT MORKEN**  
630.567.7804  
scottmorken@morkenassociates.com

# Executive Summary



## OFFERING SUMMARY

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

## PROPERTY OVERVIEW

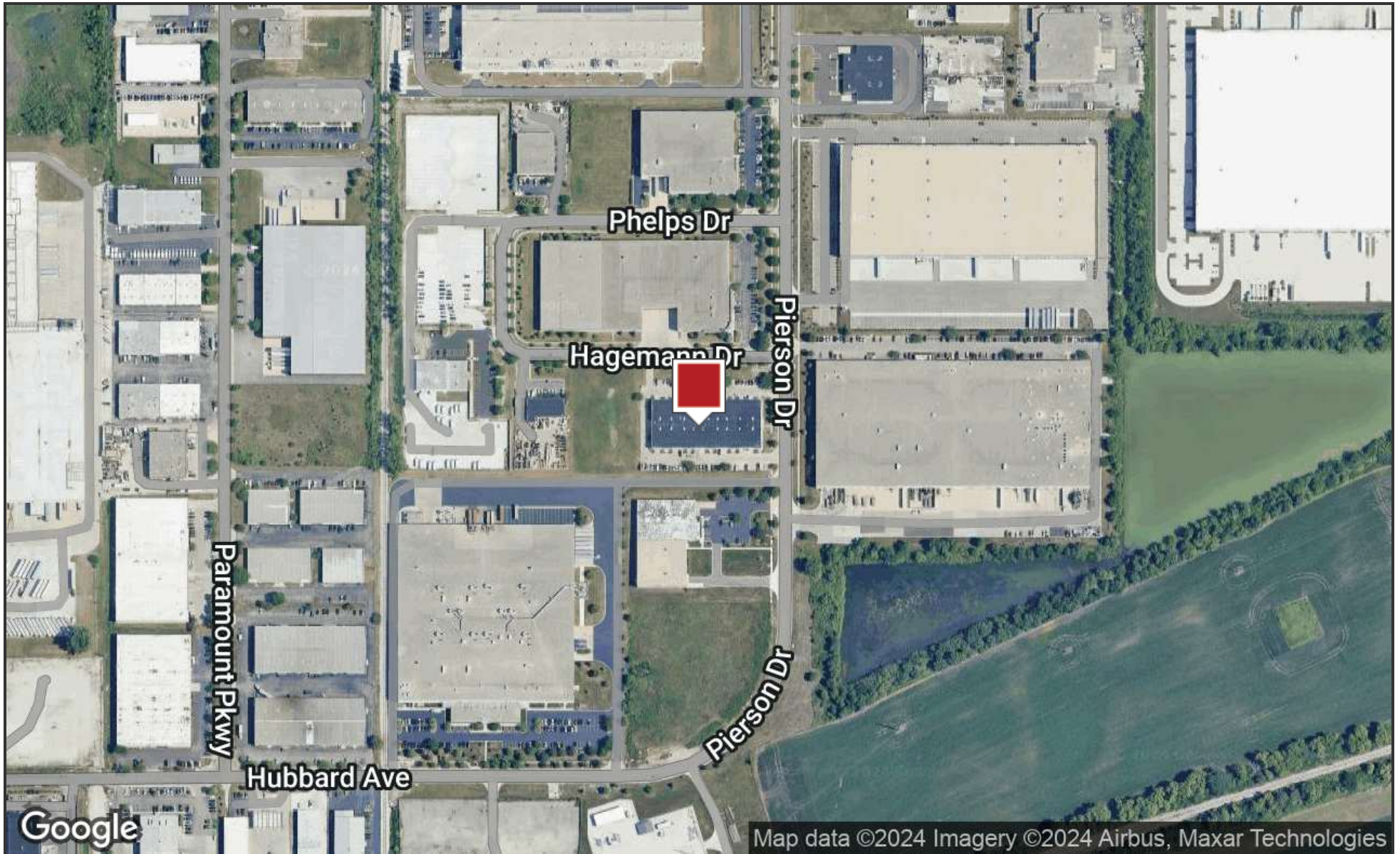
Size: 1,950 SF  
Office area: 350 SF +/-  
Sprinklered: Yes, wet system  
Loading: (1) 10'x12' door  
Ceiling Height: 16'  
Power: 100 Amp 3 Phase.  
Lease Rate: \$15 SF Gross for lease (plus \$10.00 month/for water)  
Lease Length: 2-5 years preferred.

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# Location Maps

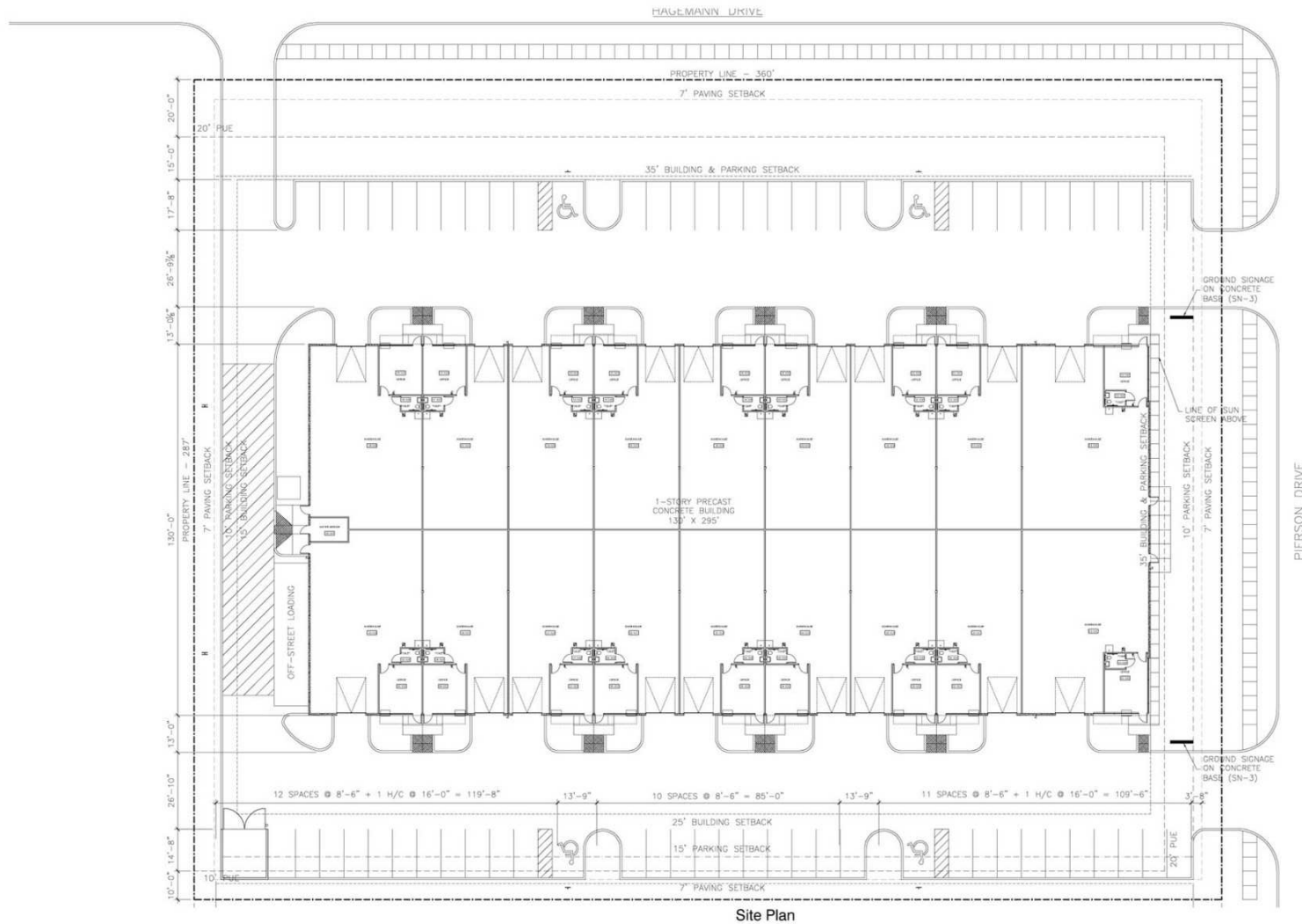


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# Additional Photos



Site Plan

Howard Lehigh Corporation  
Batavia Business Park  
Batavia, Illinois

AMSTADTER ARCHITECTS

360 North Michigan Avenue, Suite 2020  
Chicago, Illinois 60601

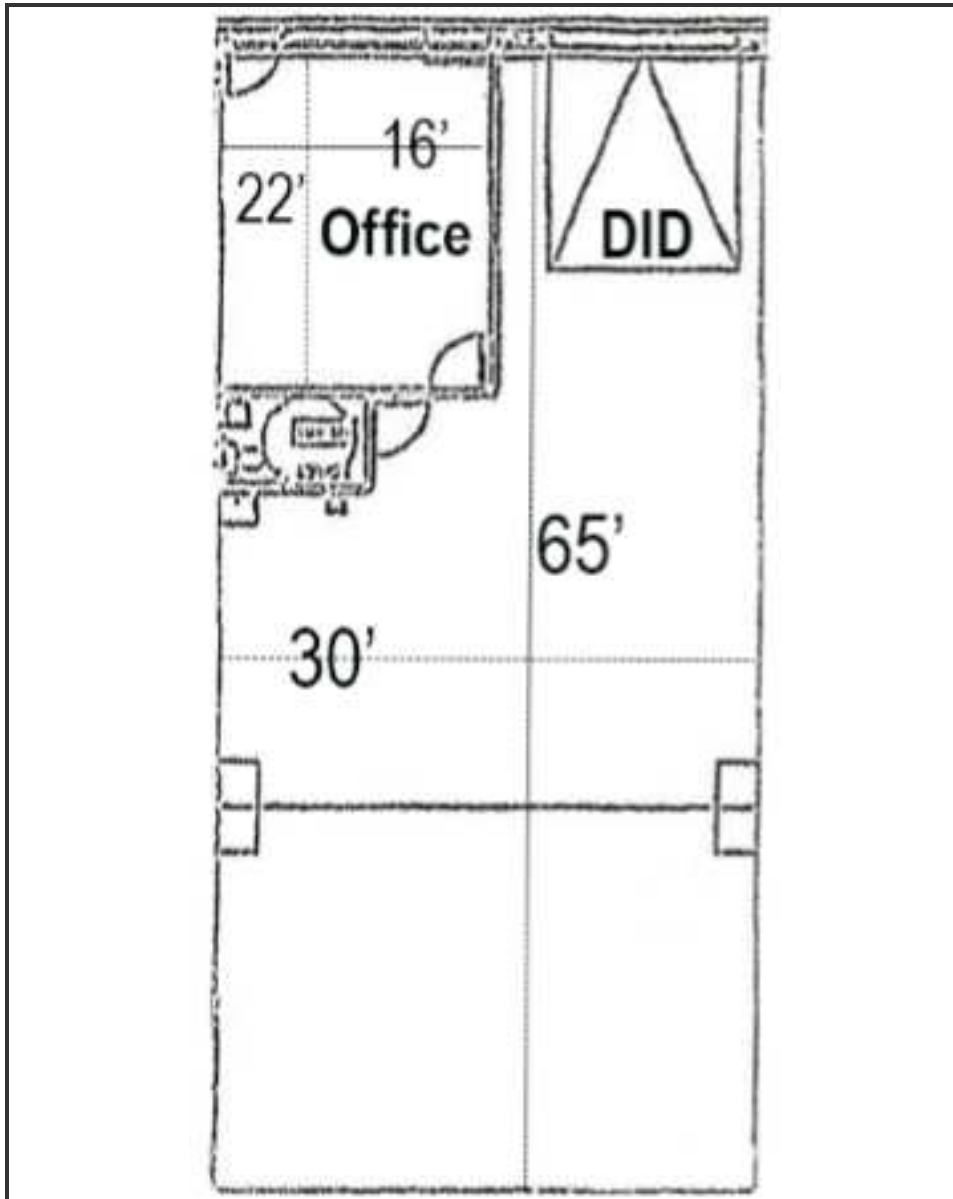
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## Additional Photos



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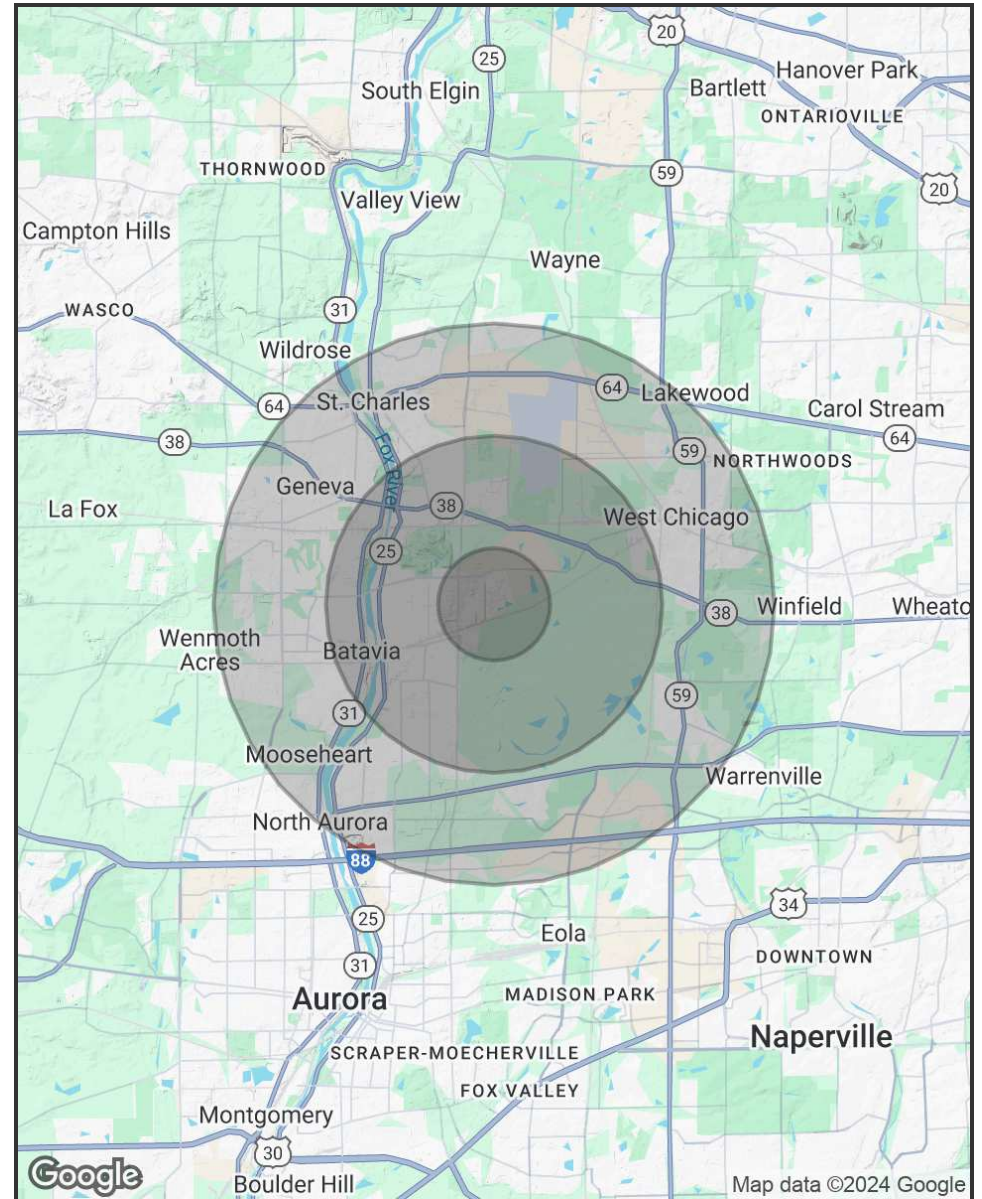
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# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	309	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	\$107,610	\$147,935	\$144,311
Average house value	\$359,116	\$391,695	\$386,660

\* Demographic data derived from 2020 ACS - US Census



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