

1550 HUBBARD AVENUE, BATAVIA, IL 60510

1550 Hubbard Ave, Batavia, IL 60510



SIZE:

6,000 SF

ZONING:

I-1

ADDRESS:

1550 Hubbard Ave Batavia, IL 60510

SUMMARY:

End Unit Available - 6,000 sf Industrial Condo Building
Fully A/C
Recessed Loading Dock

MORKEN
& ASSOCIATES

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3820 Ridge Pointe Drive, Geneva, IL 60134

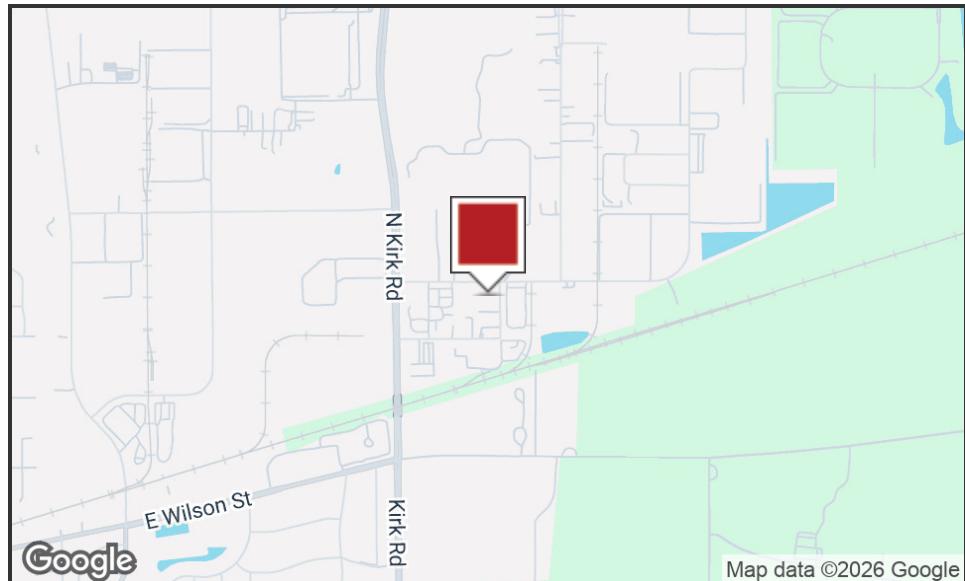
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SCOTT MORKEN

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Executive Summary



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (MG)
Building Size:	12,000 SF
Available SF:	6,000 SF
Available:	February 2026
Year Built:	1986
Renovated:	2020
Zoning:	I-1

PROPERTY OVERVIEW

End Unit Available - 6,000 sf Industrial Condo Building
Fully A/C
Recessed Loading Dock
New LED Lights

PROPERTY HIGHLIGHTS

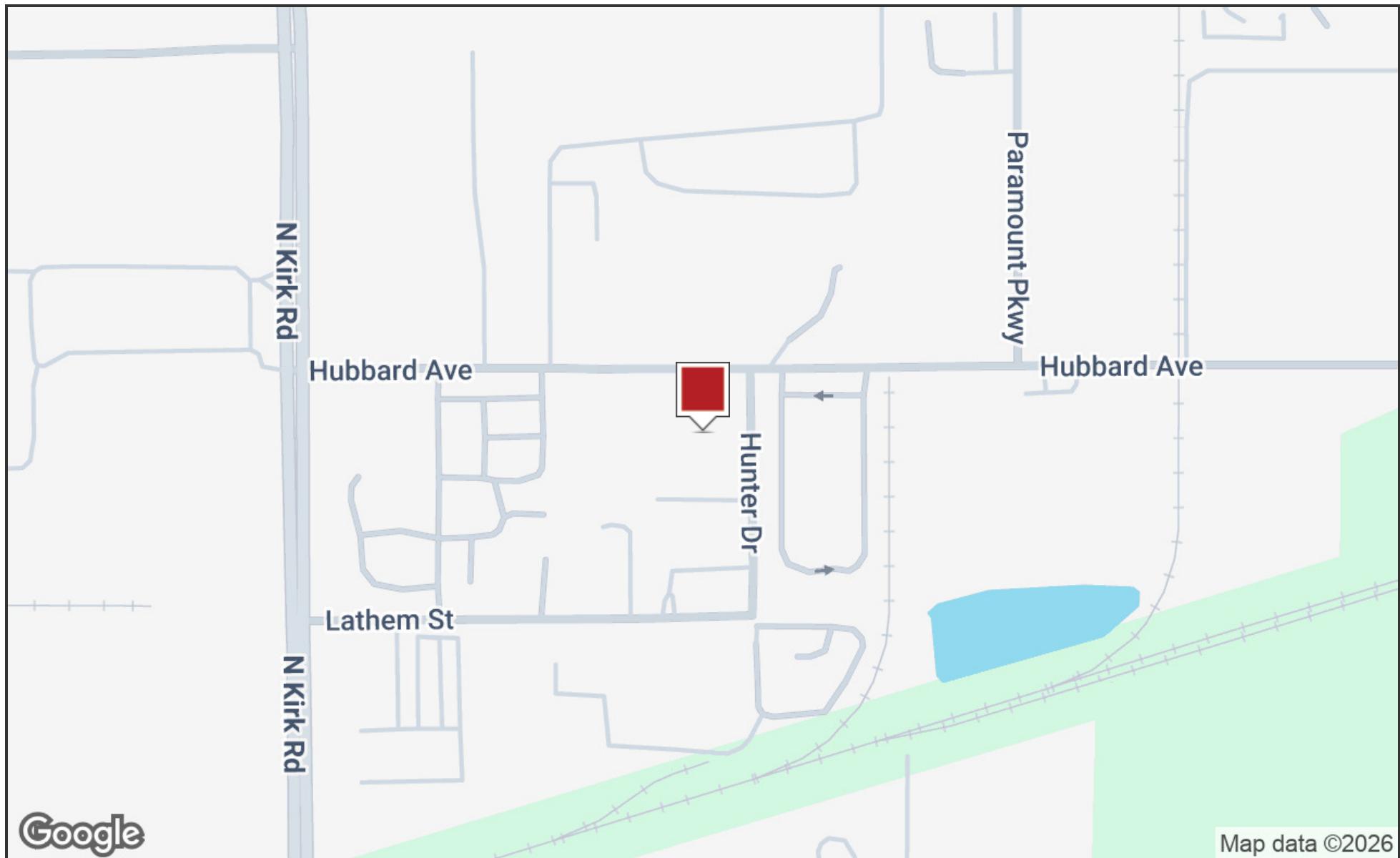
- 6,000 sf Corner Unit
- Fully Air-Conditioned
- Dock & DI Door (Can be Added)
- New HVAC Units 2025

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■ Location Map



Google

Map data ©2026

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■ Additional Photos



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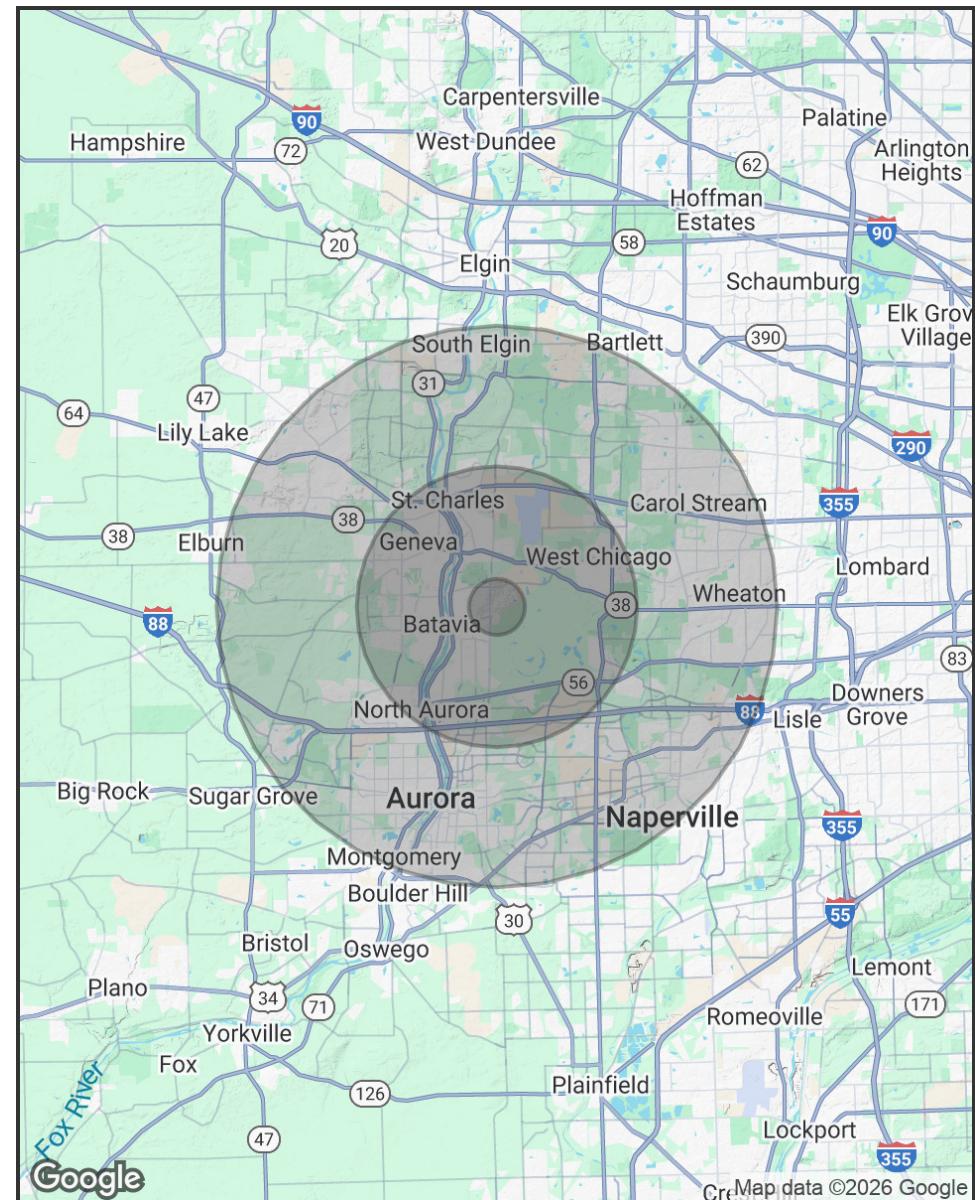
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,778	134,705	648,581
Average Age	34.4	38.7	38.5
Average Age (Male)	29.1	37.9	37.2
Average Age (Female)	38.5	39.2	39.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	998	49,788	235,590
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$96,855	\$110,564	\$115,071
Average House Value	\$284,422	\$278,252	\$288,607

2020 American Community Survey (ACS)



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