

Industrial Property For Lease

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

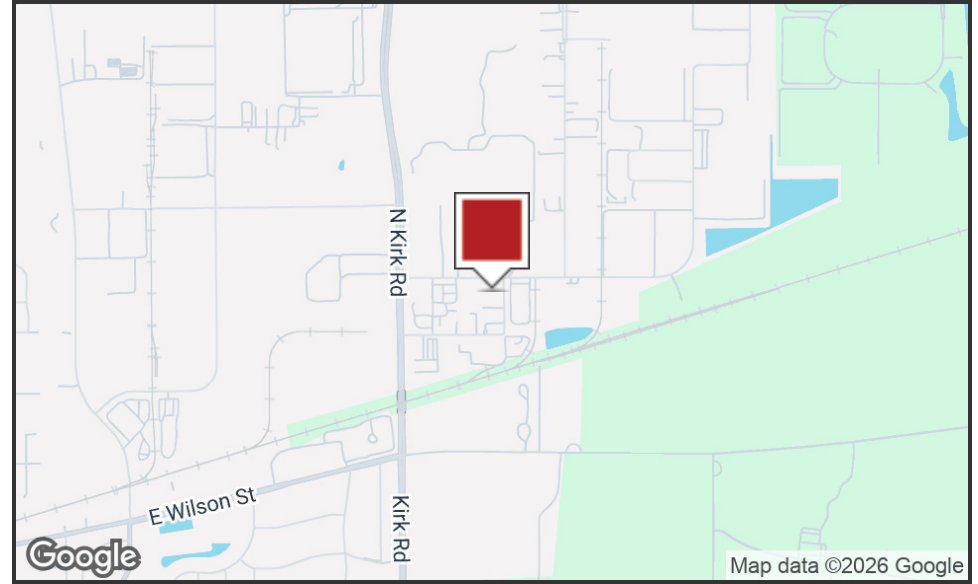
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& ASSOCIATES

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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:	\$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

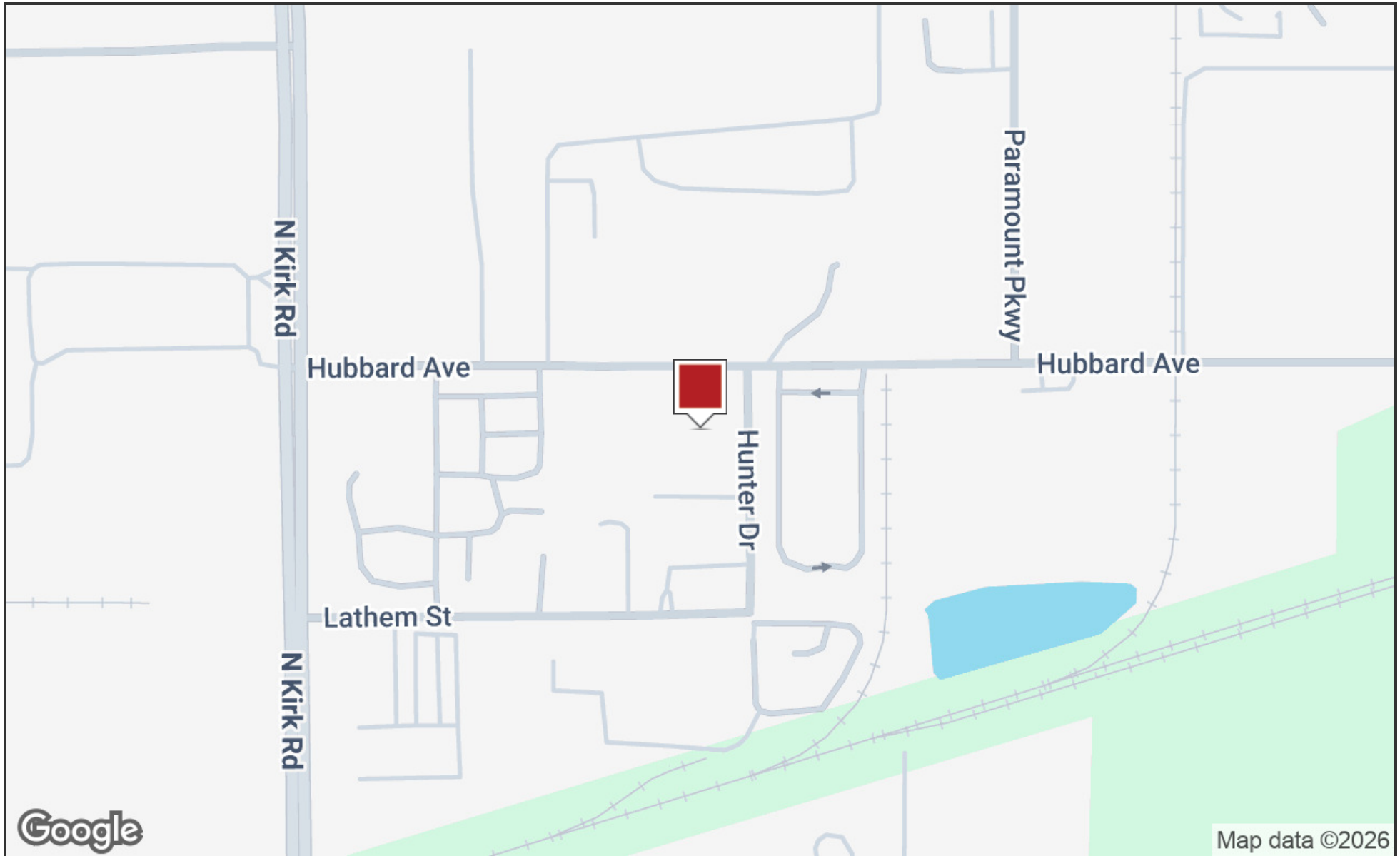
- 6,000 sf Corner Unit
- Fully Air-Conditioned
- Dock & DI Door (Can be Added)
- New HVAC Units 2025

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Location Map

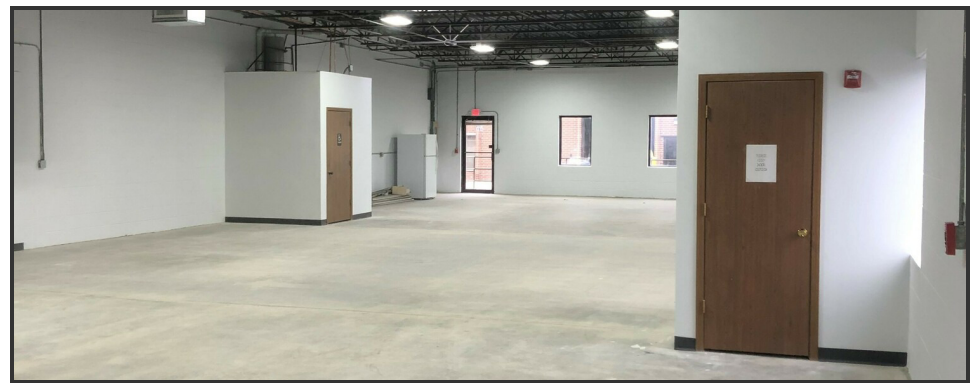


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Additional Photos



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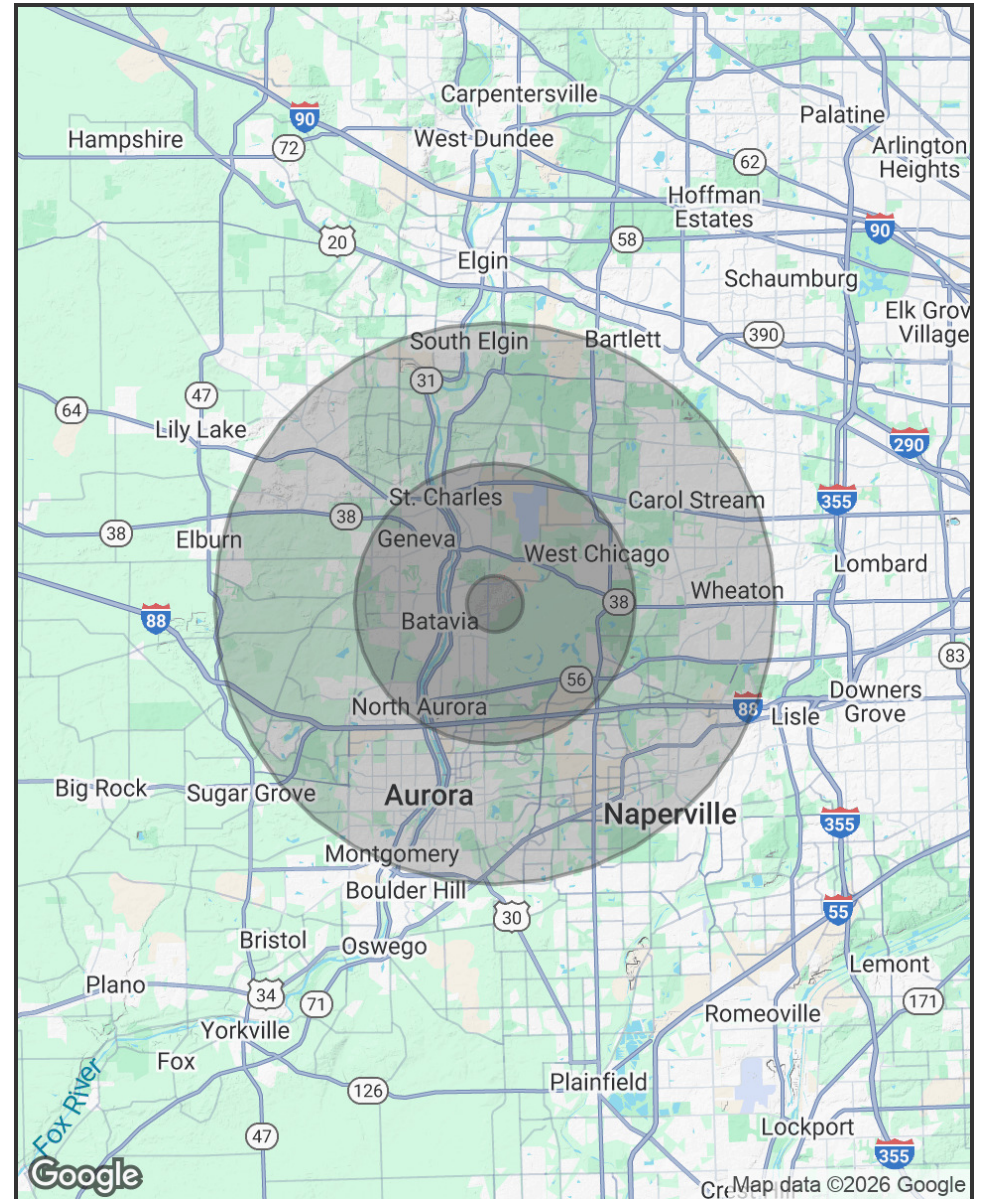
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Demographics Map & Report

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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