

AVAILABLE FOR SALE / LEASE

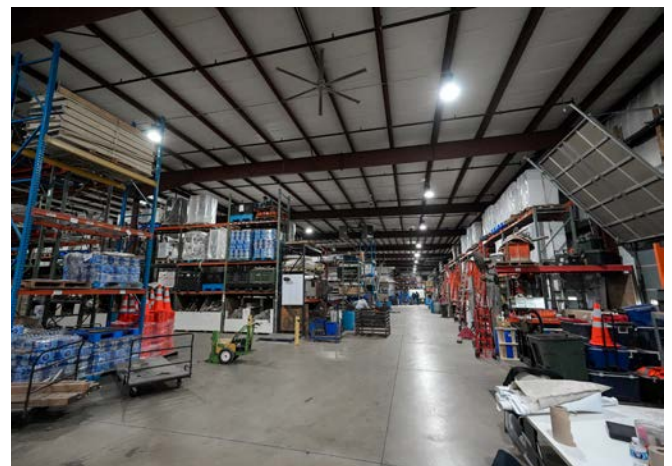
650 N. RADDANT ROAD

BATAVIA, IL



**BUILDING SPECIFICATIONS:**

<b>BUILDING SIZE:</b>	43,225 SF
<b>OFFICE:</b>	±5,000 SF (Two-Story)
<b>SITE SIZE:</b>	2.93 acres
<b>CLEAR HEIGHT:</b>	21'-22'
<b>LOADING:</b>	› 9 exterior docks › 1 oversized drive-in door (14'h x 20'w)
<b>COLUMN SPACING:</b>	27'6" x 62'6"
<b>CONSTRUCTION:</b>	Masonry
<b>SPRINKLER:</b>	Wet
<b>YEAR BUILT:</b>	1993
<b>POWER:</b>	400 amps @ 240 volts
<b>PROPERTY TAX:</b>	\$1.84 PSF
<b>LEASE RATE:</b>	Subject to Offer
<b>SALE PRICE:</b>	\$4,950,000
<b>COMMENTS:</b>	› Excellent distribution facility on large site › Offices recently renovated (2022) › LED lighting in office & warehouse › Less than 5 miles from full I-88 interchange



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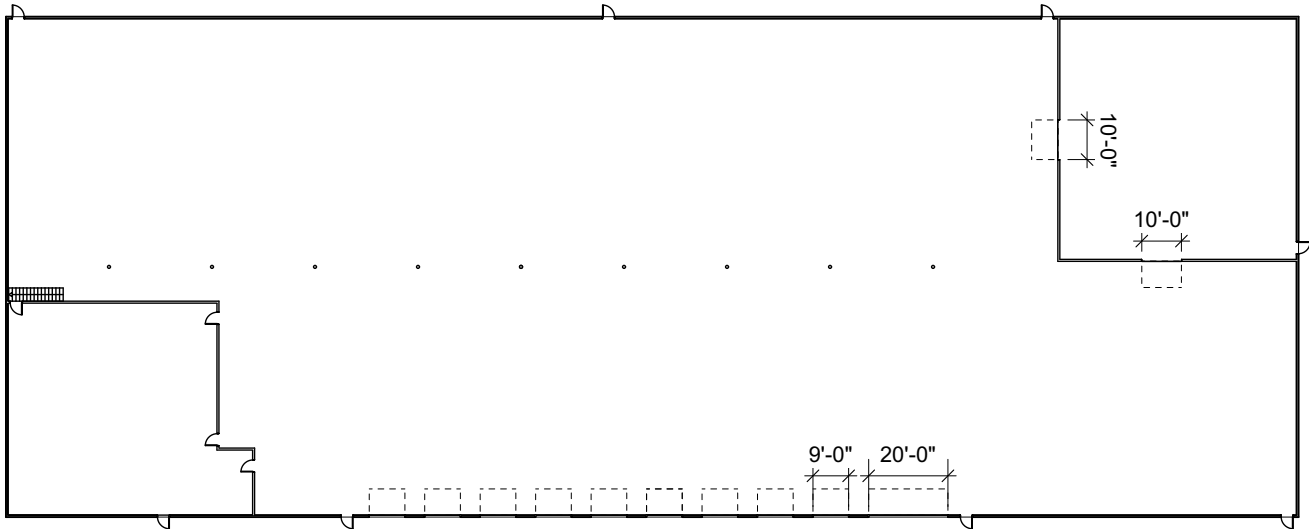
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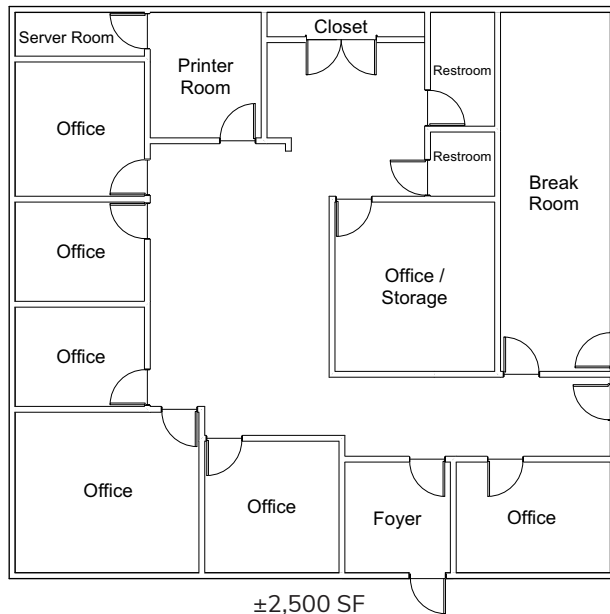
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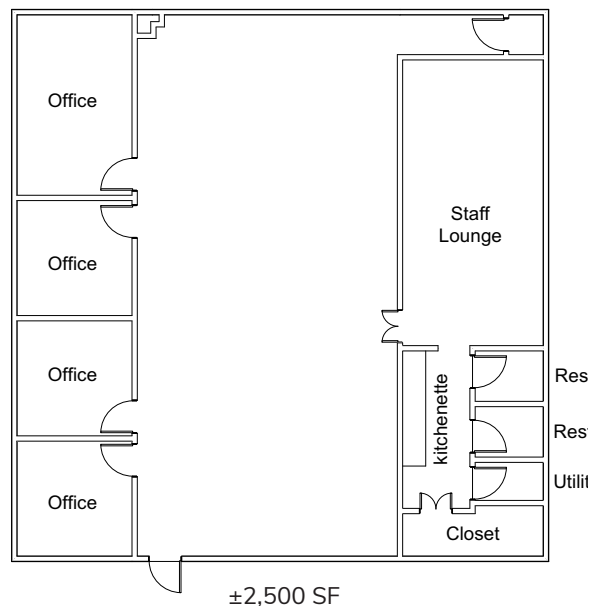
### Warehouse Floor Plan



**Office Floorplan: First Floor**



**Office Floorplan: Second Floor**



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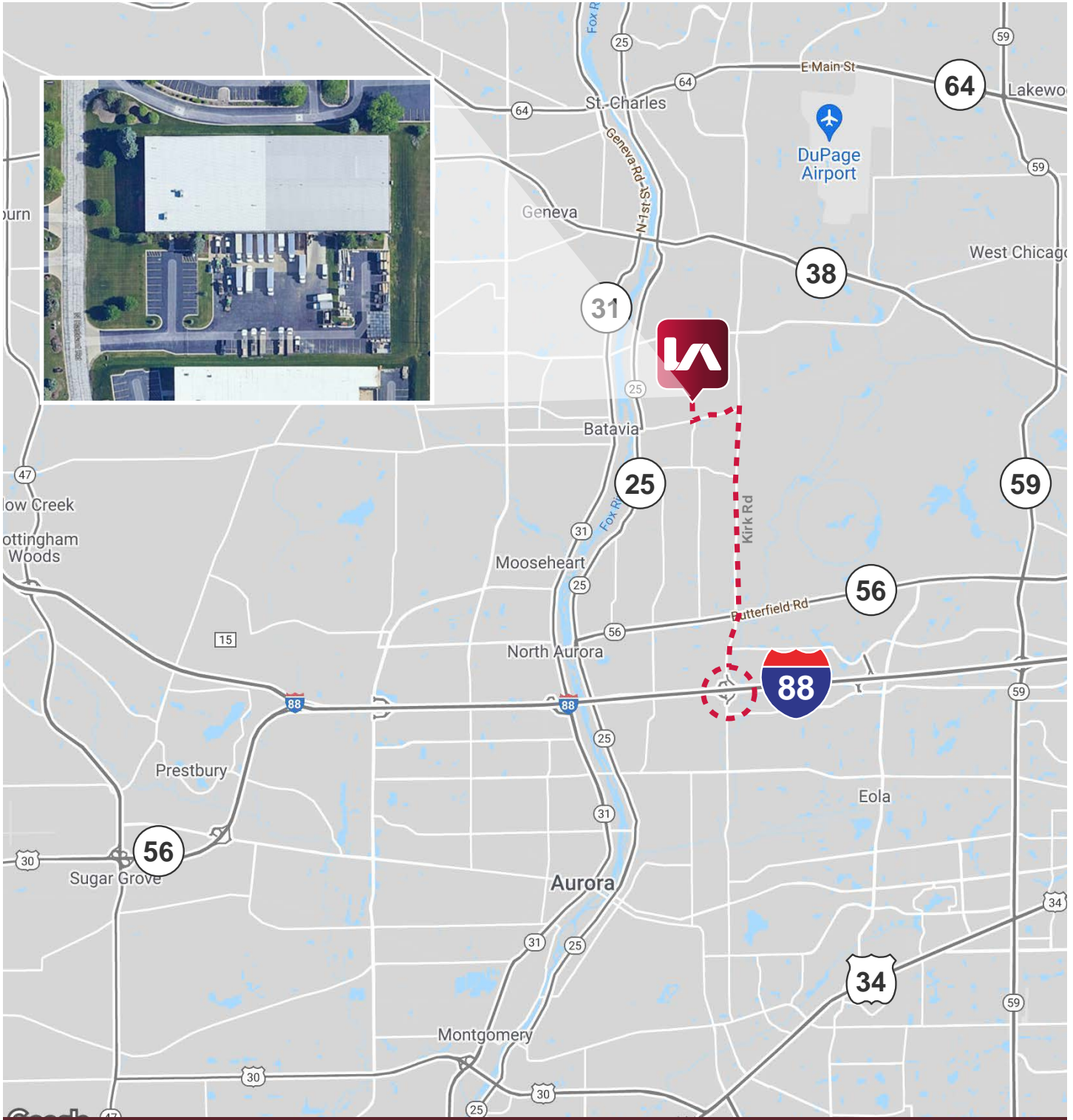
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