

BUILD-TO-SUIT FOR SALE OR LEASE
1203-1235 E. FABYAN PARKWAY
GENEVA, IL 60510

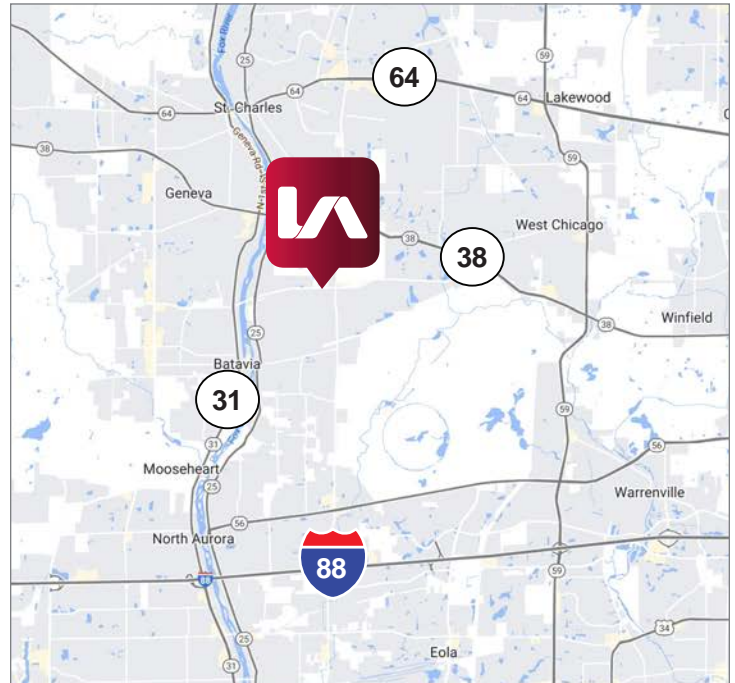


PROPERTY SPECIFICATIONS:

BUILDING SIZE:	±156,000 SF (proposed)
SITE SIZE:	±13.42 acres
TRAILER PARKING:	±34 stalls
CAR PARKING:	±157 spaces
ZONED:	Industrial
LEASE RATE:	Subject to Offer

HIGHLIGHTS

- Build-to-suit for sale or lease
- Low Kane County real estate taxes
- Land available for outright sale
- Annexed into City of Geneva
- Utilities within close proximity
- Conceptual site plan approval for 156,000 SF industrial building



Jeff Provenza

Principal

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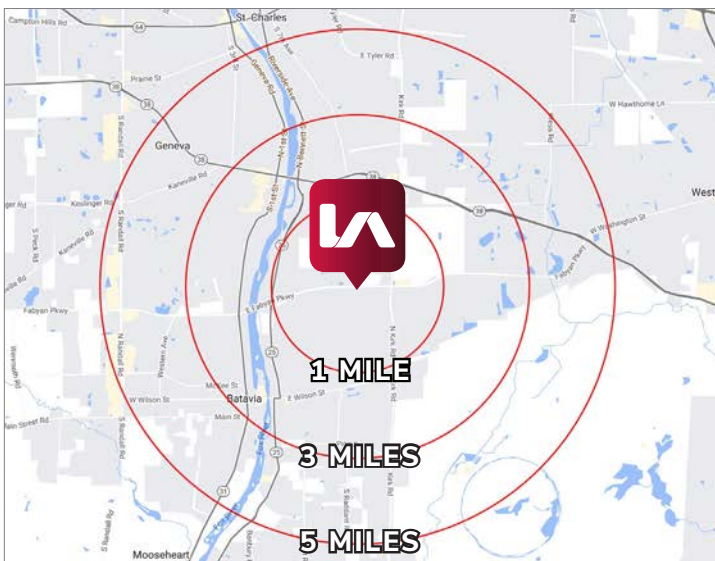
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BUILD-TO-SUIT FOR SALE OR LEASE

1203-1235 E. FABYAN PARKWAY

GENEVA, IL 60130



	1 MILE	2 MILES	3 MILES
Estimated Population	1,605	18,157	45,761
Median Age	40.3	42.8	42.2
Total Households	648	7,393	18,283
Household Income (AVG)	\$96,581	\$126,019	\$128,564
Daytime Population	5,583	23,204	42,238
Any College	71.3%	78.1%	78.7%
White Collar Workers	63.3%	69.9%	69.6%
Blue Collar Workers	36.7%	30.1%	30.4%

[*Click to View Demographics Report*](#)

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