

543,603 SF CROSS-DOCK INDUSTRIAL FACILITY

AVAILABLE IMMEDIATELY
FOR LEASE OR SALE



1401 N. Kirk Road, Batavia, IL 60510

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1401 N. KIRK ROAD
Batavia, IL 60510

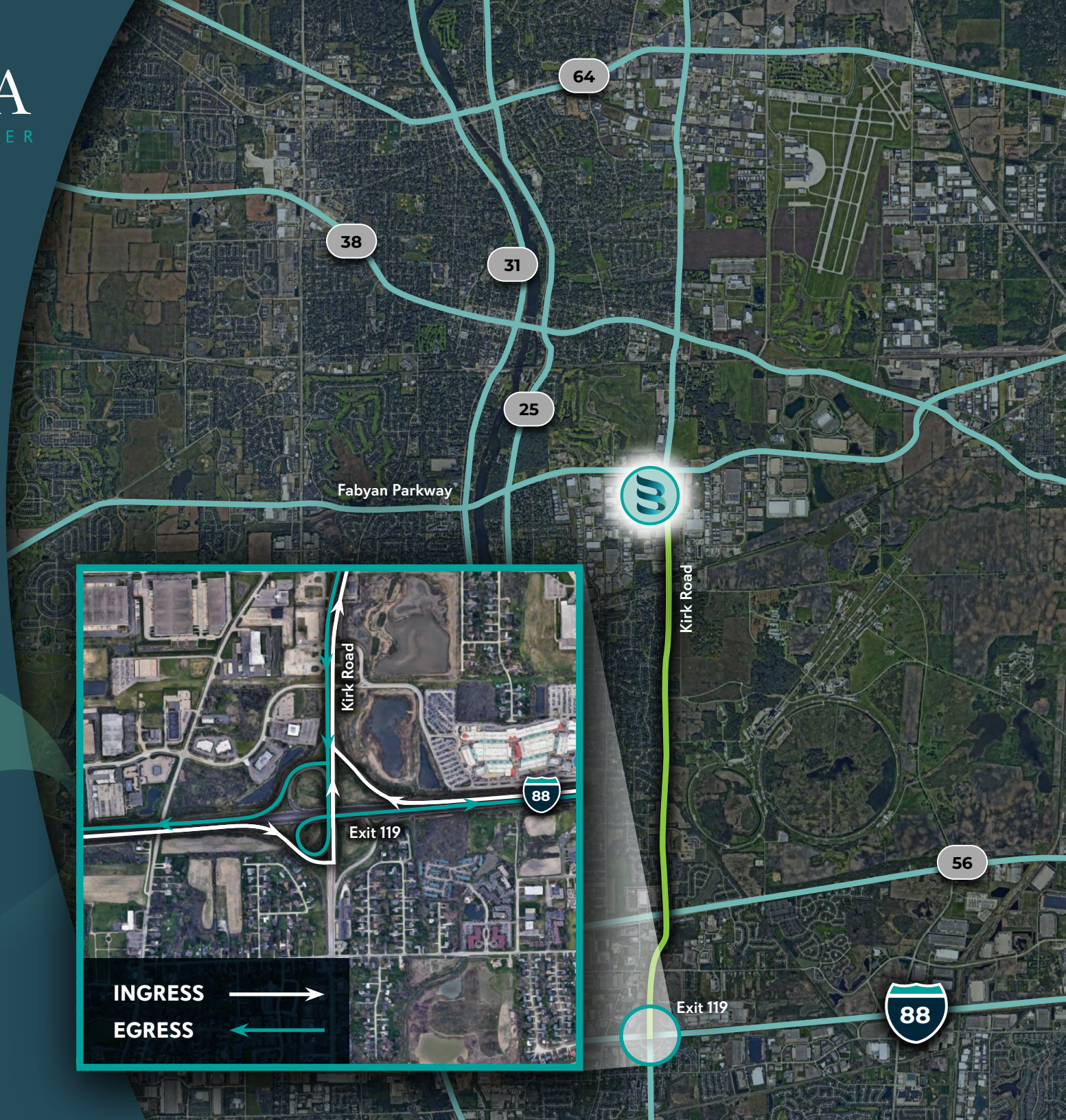
- » Total Building SF:
543,603 SF
(Divisible down to 200,000 SF)
- » Building Dimensions:
906' x 600'
- » Clear Height: **36'**
- » Typical Bay Spacing: **54' x 48'**
- » Speed Bay Spacing: **60'**
- » Car Parking: **432**
- » Trailer Stalls: **117**
- » Dock Doors: **54**
(Expandable to 96)
- » Drive in Doors: **4**
- » Power: **4,000A**





1401 N. KIRK ROAD
Batavia, IL 60510

- » Situated on **37.7 AC**
- » **Zoned** General Industrial in an established industrial area
- » Located only **4.7 miles** from **I-88** via Farnsworth Avenue Interchange
- » **Surrounded** by highly dense warehouse labor



POPULATION DEMOGRAPHICS

WITHIN A 10 MILE RADIUS

624,785

TOTAL
POPULATION

\$120,212

EST. AVERAGE
HOUSEHOLD
INCOME

\$315,641

BATAVIA
MEDIAN HOME
VALUE

LABOR POOL

WITHIN A 30 MINUTE DRIVING RADIUS

1,134,915

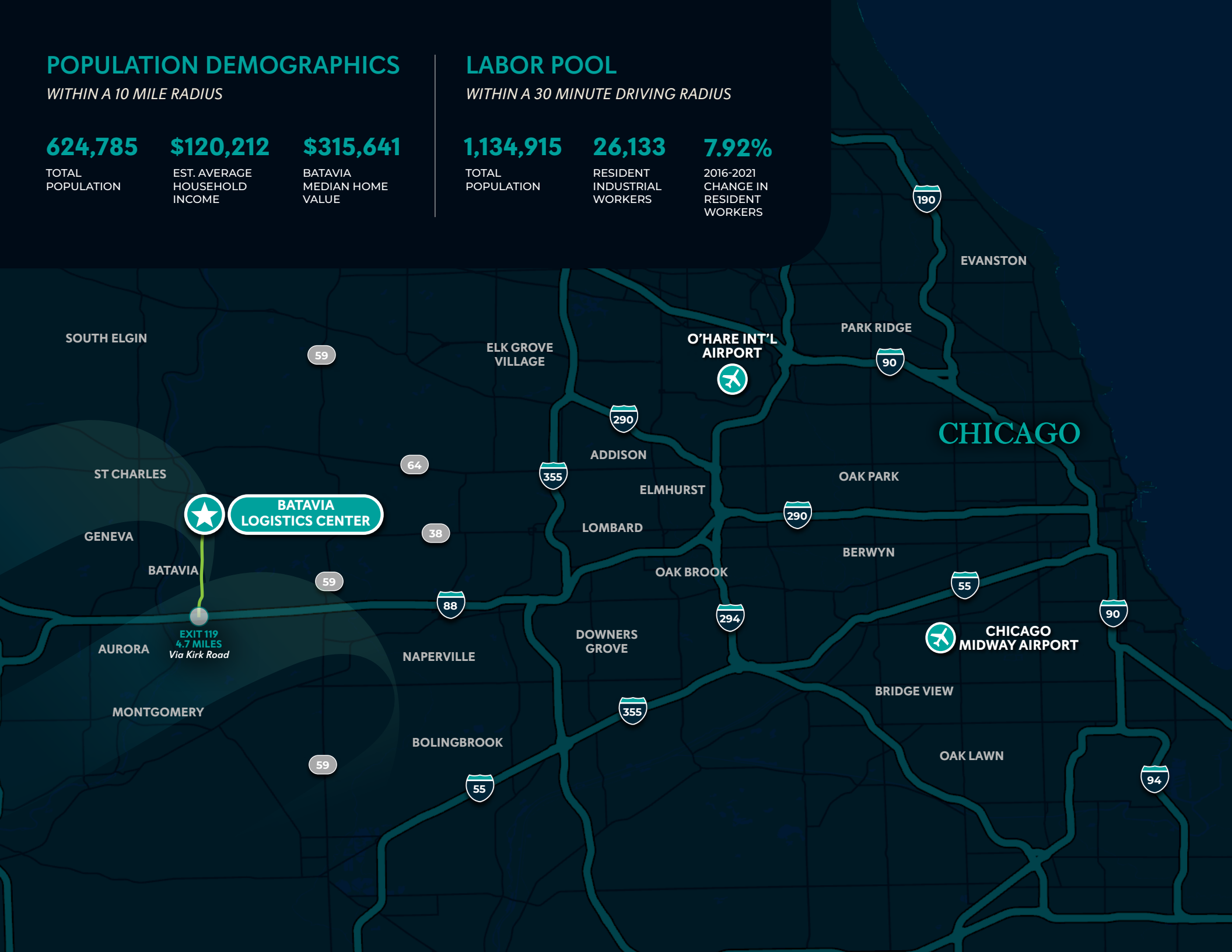
TOTAL
POPULATION

26,133

RESIDENT
INDUSTRIAL
WORKERS

7.92%

2016-2021
CHANGE IN
RESIDENT
WORKERS





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