

Industrial Units For Lease

3 UNITS AVAILABLE!

1183 Pierson Drive, Batavia, IL 60510



SIZE:

Units Available

Unit 109 - 1,950 SF

Unit 115 - 1,950 SF

Unit 117 - 2,540 SF

ADDRESS:

1183 Pierson Drive Batavia, IL 60510

SUMMARY:

Well Maintained small Industrial Condo. Units feature 16' clear warehouse, single air conditioned office, 1 washroom and 10' x 12' Drive in Door.

**MORKEN
& ASSOCIATES**

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3820 Ridge Pointe Drive, Geneva, IL 60134

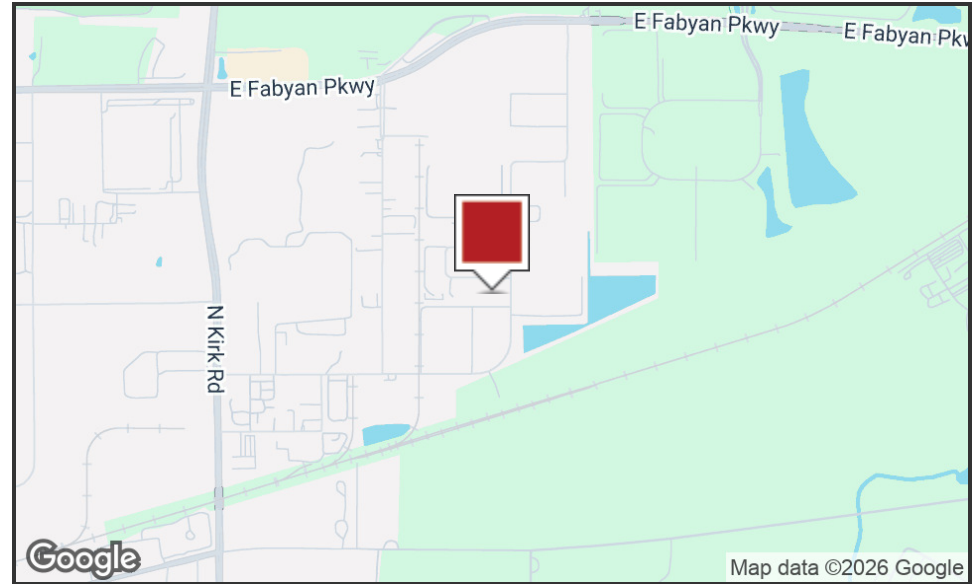
630.567.7800 | morkenassociates.com

SCOTT MORKEN

630.567.7804

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Executive Summary



OFFERING SUMMARY

Lease Rate: \$15.00 SF Gross + \$10 Water
Building Size: 39,000 SF
Available SF: 1,950 - 2,540 SF

PROPERTY OVERVIEW

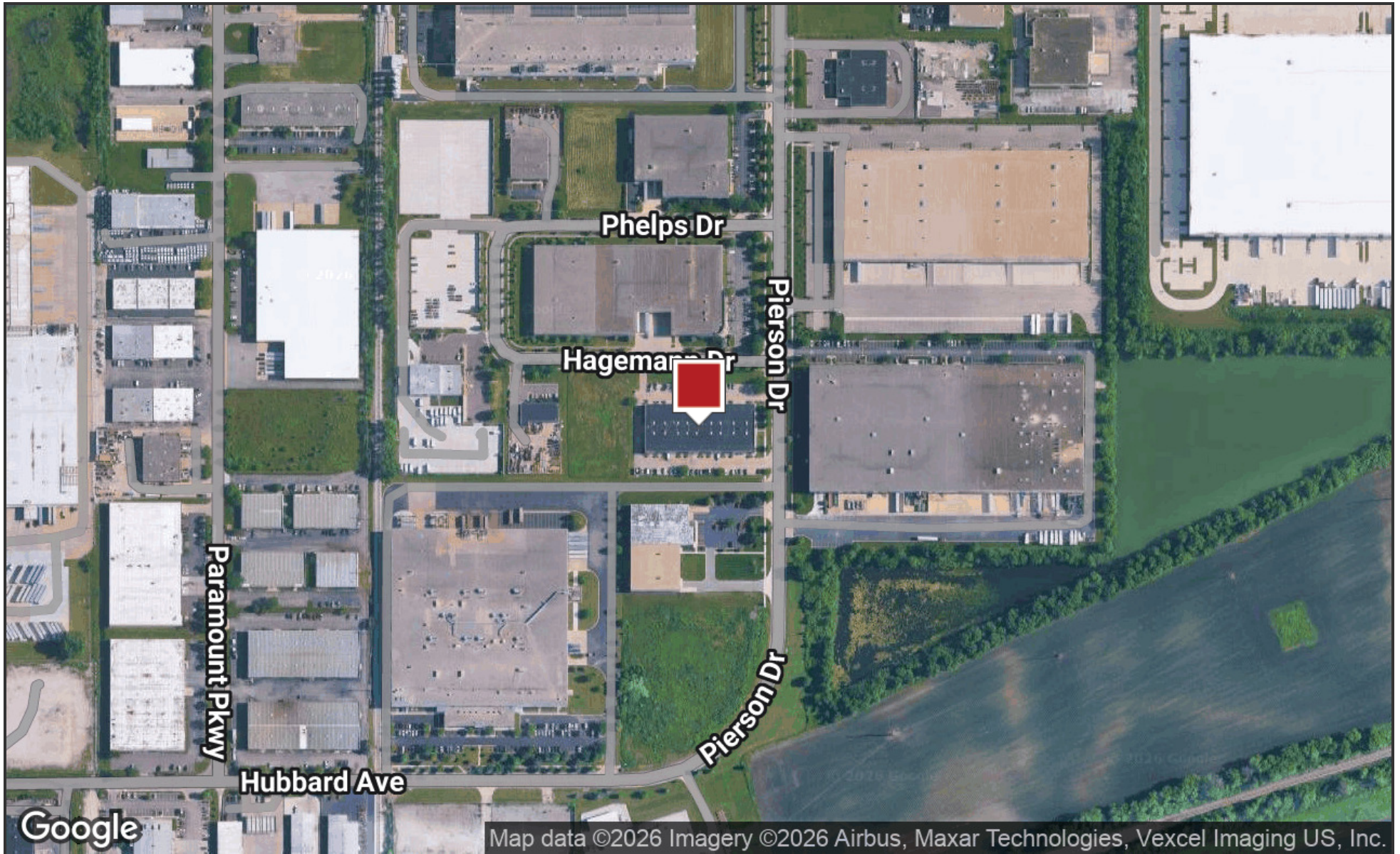
Size: 1,950 SF - 2,540 SF
Office area: 350 SF +/-
Sprinklered: Yes, wet system
Loading: (1) 10'x12' door
Ceiling Height: 16'
Power: 100 Amp 3 Phase.
Lease Rate: \$15 SF Gross for lease (plus \$10.00 month/for water)
Lease Length: 2-5 years preferred.

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Location Maps

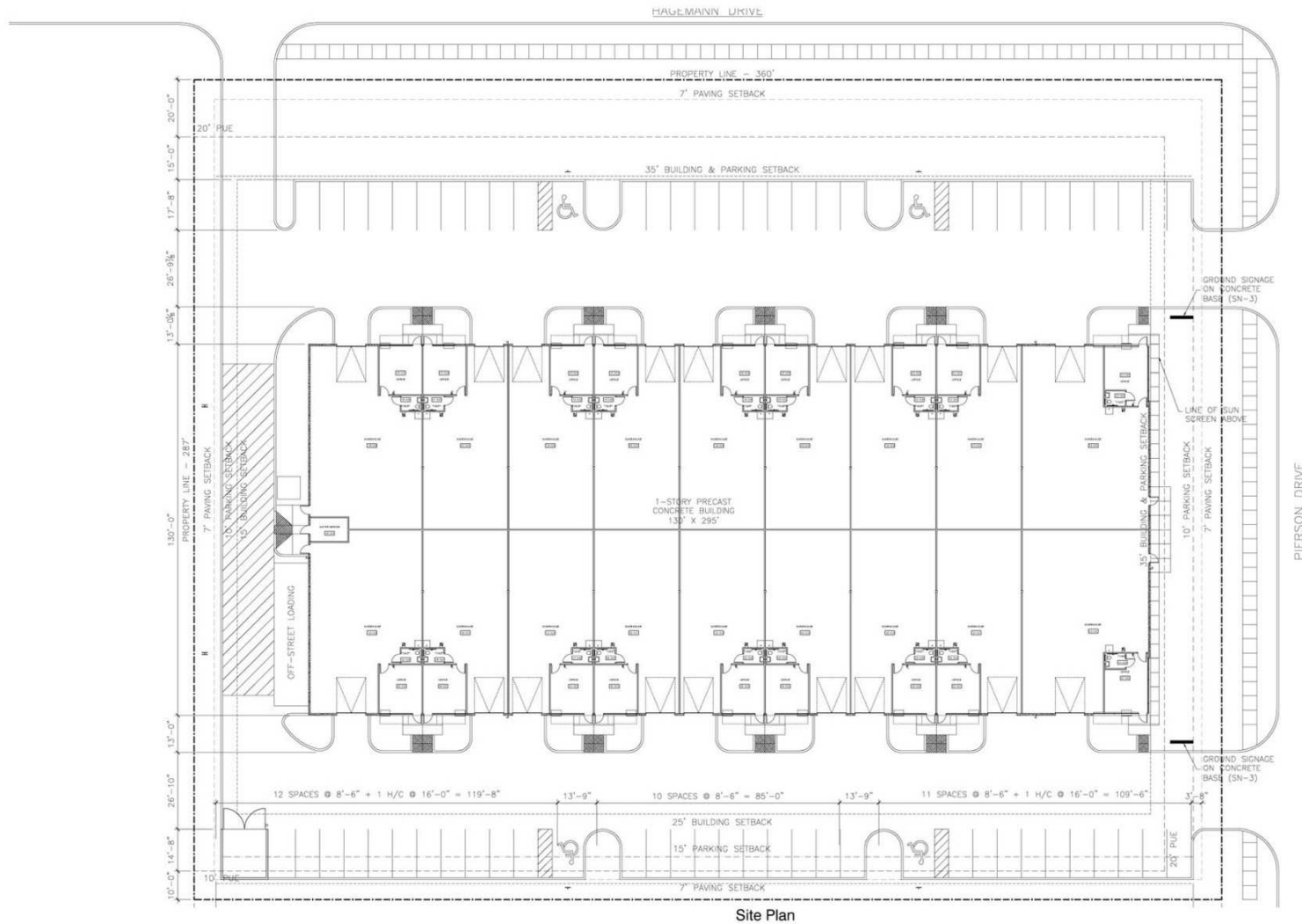


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Additional Photos



Site Plan

Howard Lehigh Corporation
Batavia Business Park
Batavia, Illinois

AMSTADTER ARCHITECTS

360 North Michigan Avenue, Suite 2020
Chicago, Illinois 60601

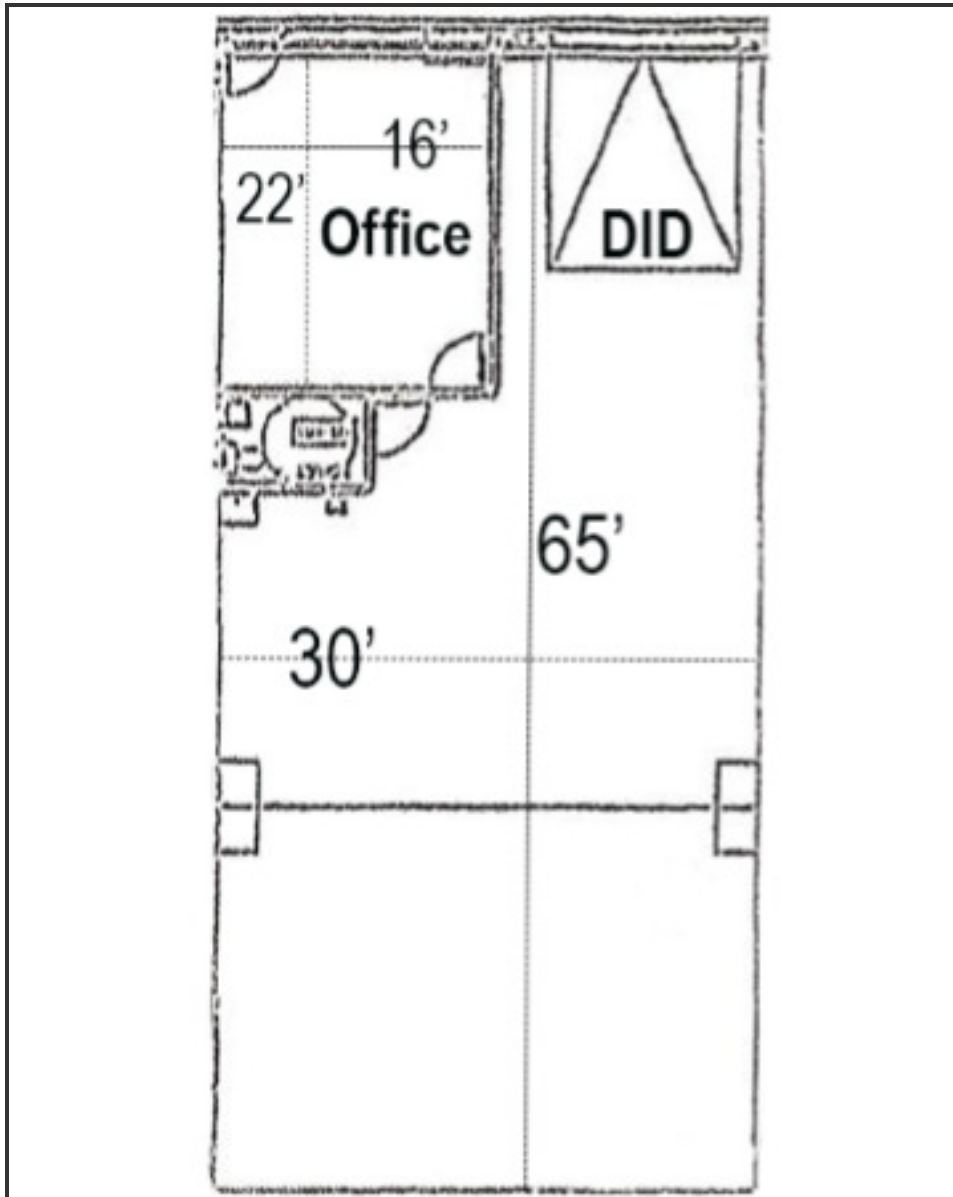
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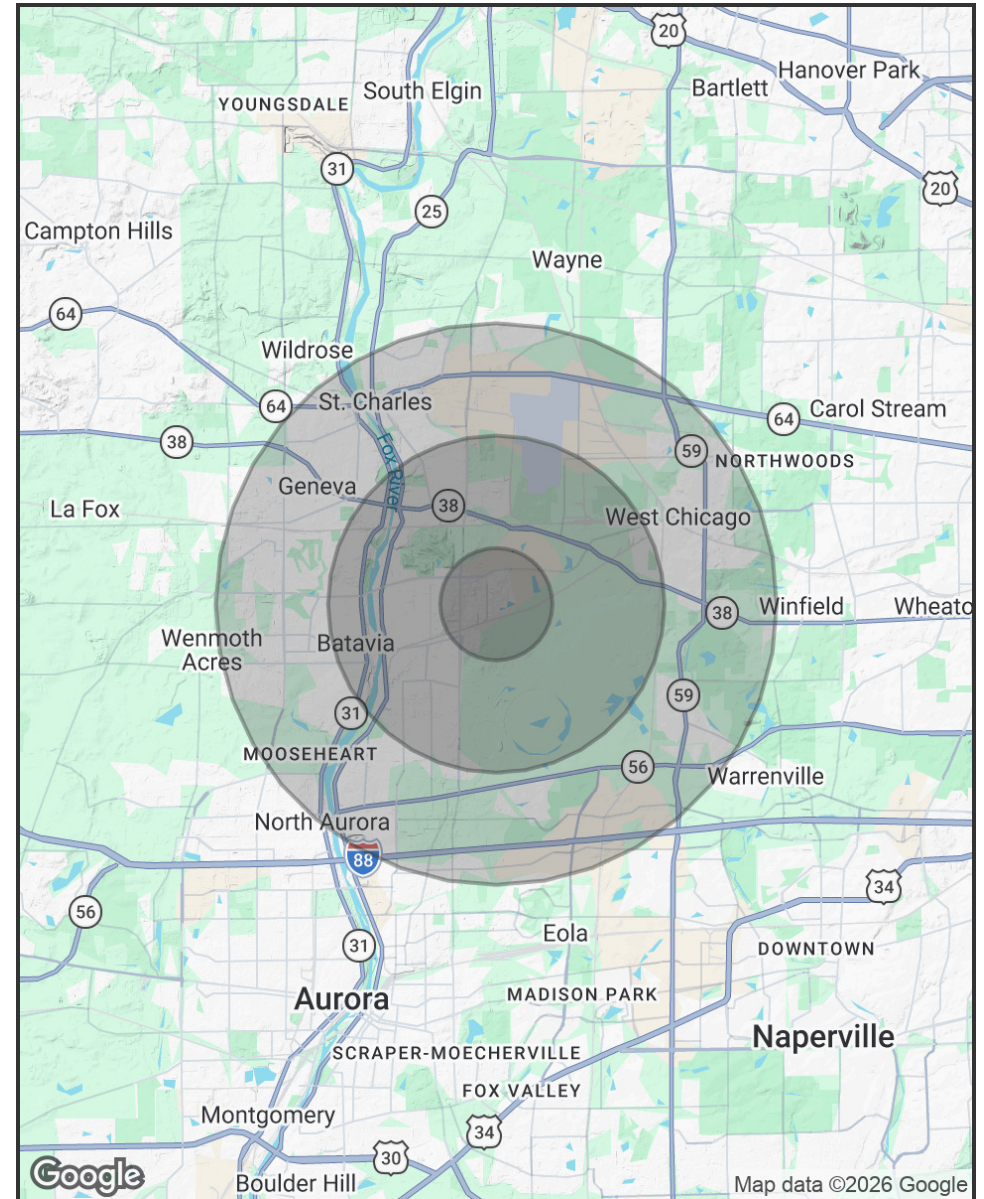
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,303	34,687	128,639
Average age	45.0	41.3	40.2
Average age (Male)	41.9	39.5	39.7
Average age (Female)	46.9	42.9	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	547	13,071	47,540
# of persons per HH	2.4	2.7	2.7
Average HH income	\$122,029	\$138,467	\$139,084
Average house value	\$357,021	\$369,199	\$367,189

* Demographic data derived from 2020 ACS - US Census



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