

1252 Pierson Drive

BATAVIA, ILLINOIS



CLASS A INDUSTRIAL WAREHOUSE FACILITY

Up to 207,000 SF Available For Lease

Divisible to 50,000 SF



For more information, contact:

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CBRE

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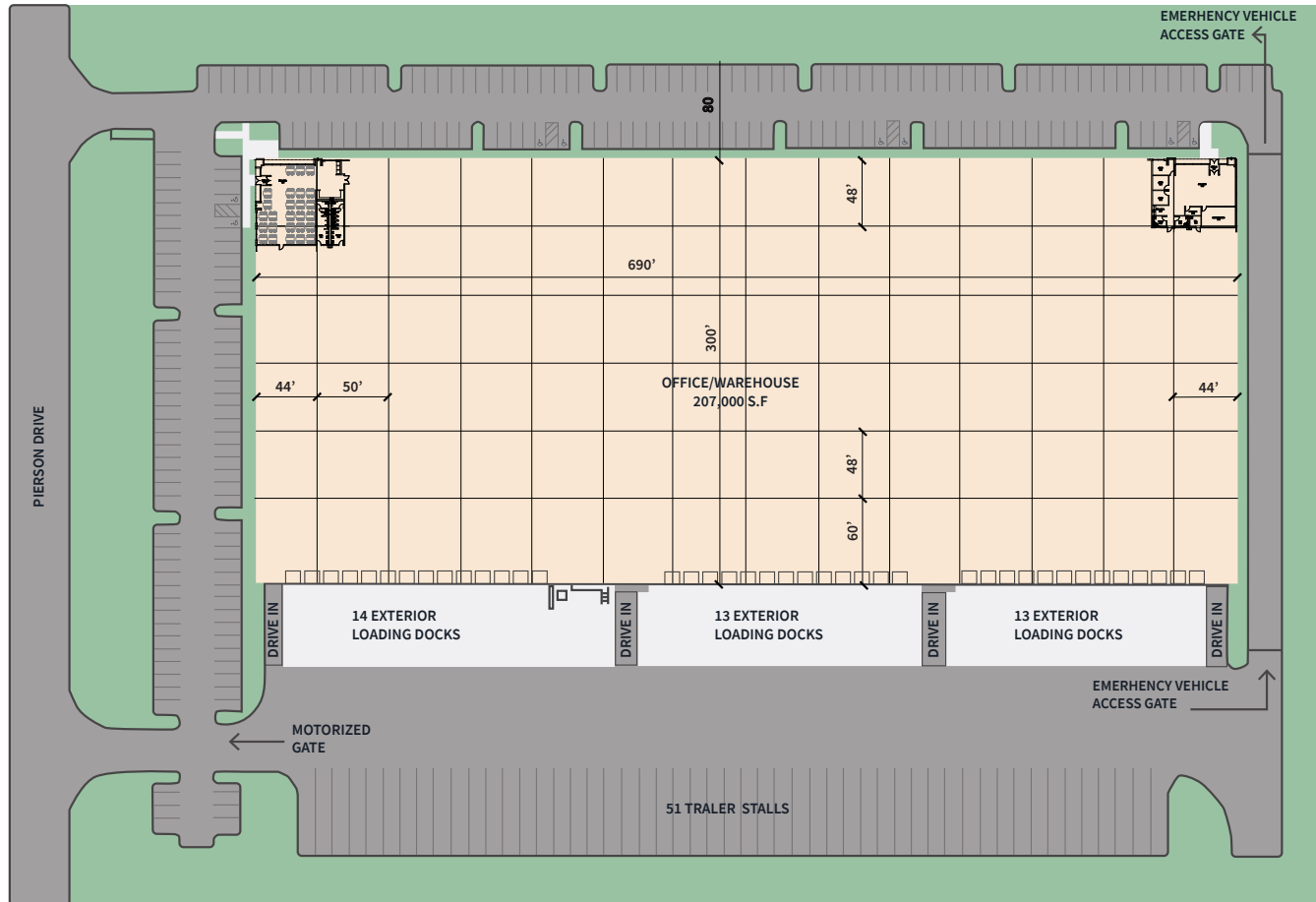
Oak Brook, IL 60523

www.cbre.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.

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1252 Pierson Drive, Batavia, IL



PROPERTY FEATURES

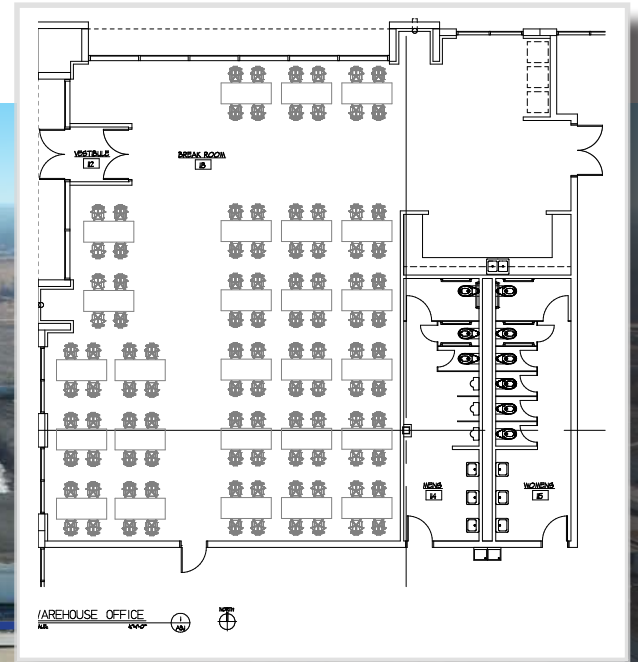
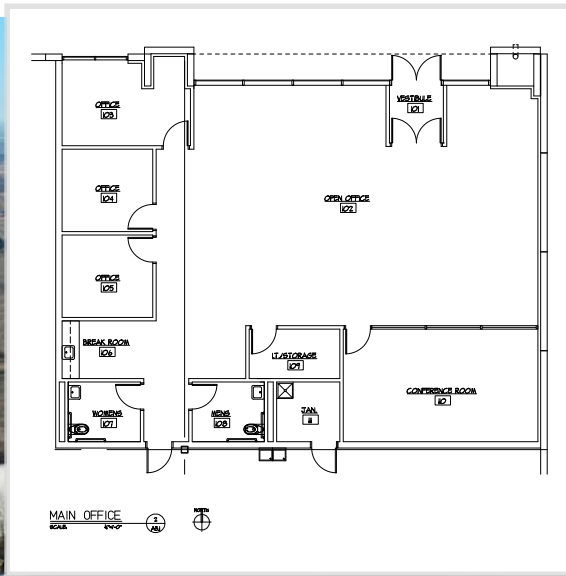
Total Building Size	207,000 SF (divisible)
Office	4,840 SF total: 2,440 SF office, 2,400 SF breakroom
Ceiling Height	32' Clear
Typical Bay Size	50' x 48'
Car Parking	229 Car Stalls
Trailer Parking	51 Trailer Stalls, fully fenced with guard shack
Sprinkler	ESFR
Power	2400 amps 277/480 volt
Drive-in Doors	4 (12' x 14')
Docks	40 Exterior docks; 40,000 lbs levelers, 25 dock locks

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Location Overview



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LOCATION HIGHLIGHTS

- 1 4 miles to DuPage County Airport
- 2 4.3 miles to Geneva Metro Station
- 3 4.5 miles to IL-59
- 4 5.3 miles to North Avenue
- 5 5.5 miles to I-88

5.5 miles

to Interstate 88

39.2 miles

to Downtown Chicago