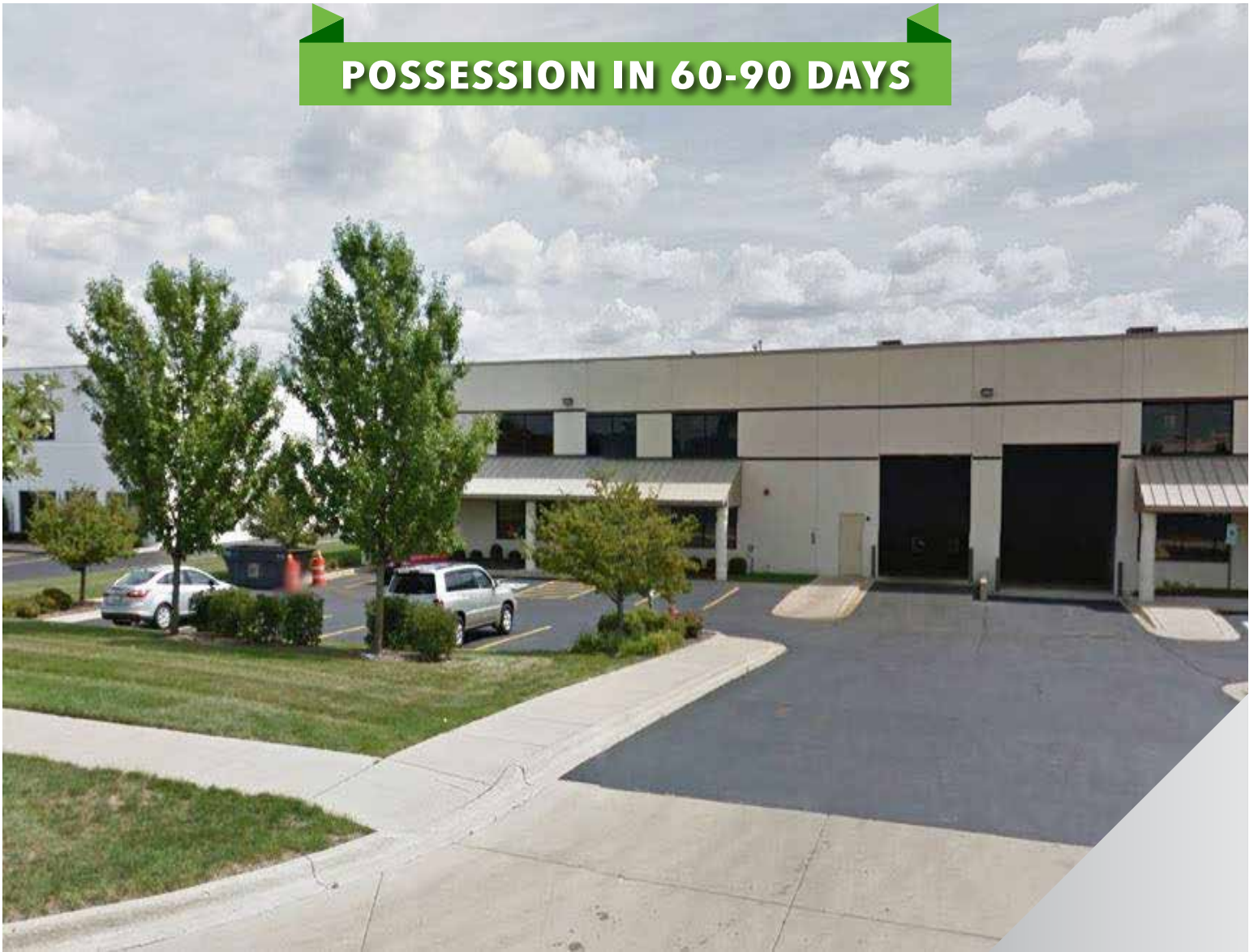


POSSESSION IN 60-90 DAYS



±15,696 SF INDUSTRIAL CONDO AVAILABLE

FOR SALE OR LEASE

1498 LOUIS BORK DRIVE | BATAVIA, IL 60510

- High-image industrial condo with high ceilings
- Fully air-conditioned
- Concrete mezzanine area (not included in total SF)

MICHAEL MARCONI, SIOR

847.588.5689

michael.marconi@transwestern.com

 **TRANSWESTERN®**

5600 N. River Road, Suite 150, Rosemont, Illinois 60018
P: 847-588-5700 • F: 847-588-0034 • transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2018 Transwestern.

EXTRAORDINARY
40
YEARS

±15,696 SF INDUSTRIAL CONDO AVAILABLE

FOR SALE OR LEASE

1498 LOUIS BORK DRIVE | BATAVIA, IL 60510

EXTRAORDINARY

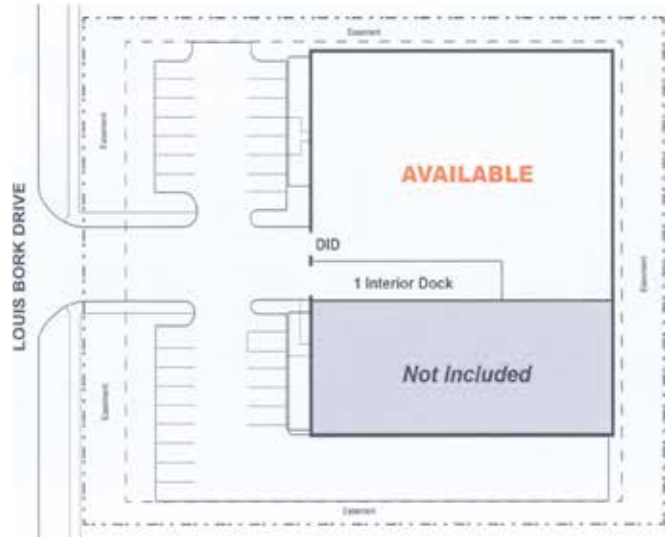
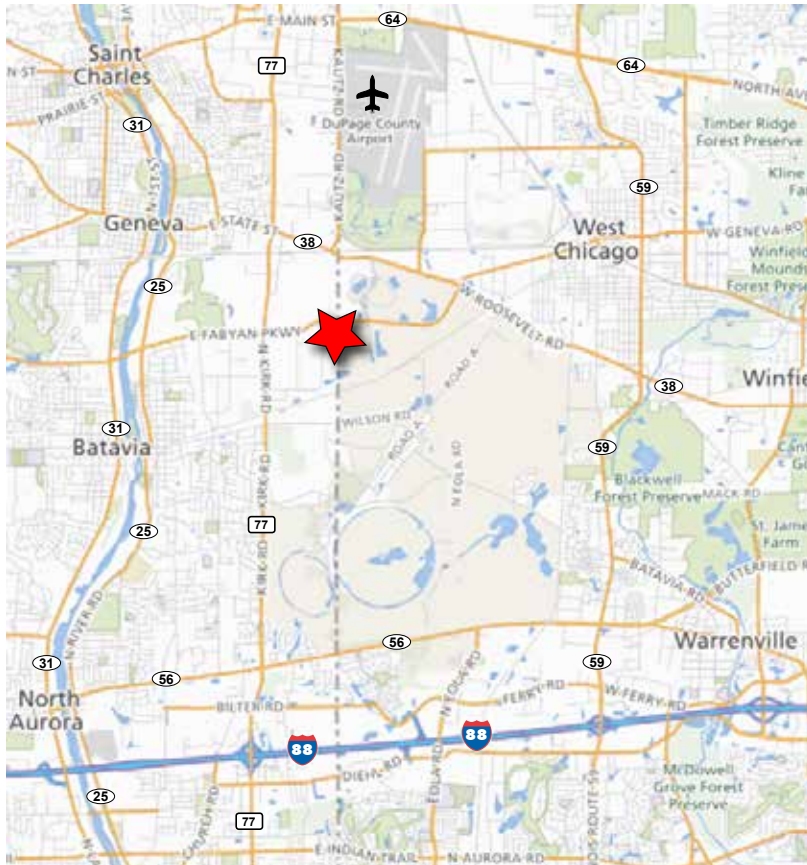
40

YEARS



BUILDING SPECS

- Building Size: ±24,650 SF
- Available Unit: ±15,696 SF
- Office Area: ±1,860 SF
- Ceiling Height: 22' - 24'
- Docks: 1 Shared Interior
- Drive-in Doors: 1 (12' x 14')
- Power: 1200 Amps @ 277/480 Volts
- Parking: ±14 Cars
- Real Estate Taxes: \$24,942.18 (2017)
- **Lease Rate: Subject to Offer**
- **Sale Price: ~~\$1,300,000~~ \$1,250,000**



MICHAEL MARCONI, SIOR

847.588.5689

michael.marconi@transwestern.com

TRANSWESTERN®

5600 N. River Road, Suite 150, Rosemont, Illinois 60018
P: 847-588-5700 • F: 847-588-0034 • transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2018 Transwestern.