

FOR SALE

# 6.25 ACRES - INDUSTRIAL

RIVER ROAD AND BOND DRIVE

Batavia IL 60510



<http://www.cbre.us/real-estate-services/teams/corporate-teams/advisory-and-transaction/at-shb>

**CBRE**

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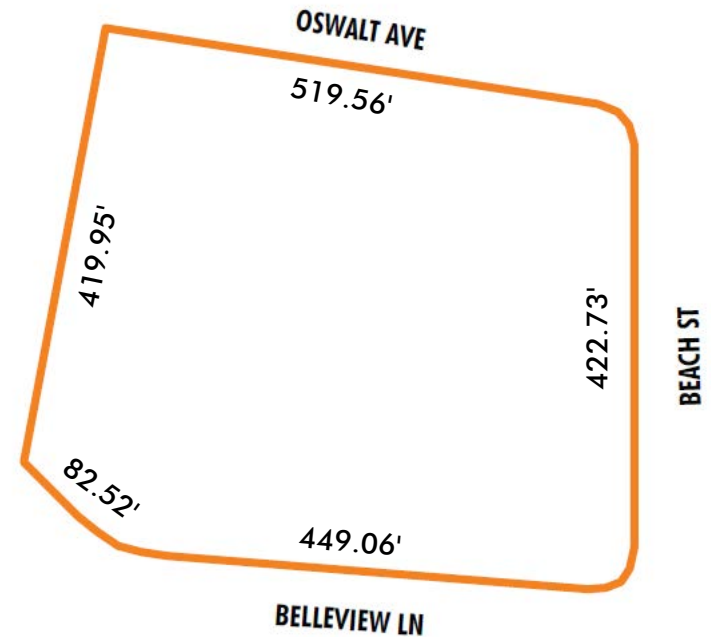


## PROPERTY HIGHLIGHTS

- + 6.25 Acres
- + Zoned I-1
- + Immediate access to IL-25
  - 2 miles to IL-56/Butterfield Road
  - 4 miles to IL-38
  - 4 miles to I-88
- + Fully improved lots including off-site storm water mgmt
- + Parcel No. 12-27-428-016
- + Asking Price STO
- + Please call for additional information



## PLAT OF SURVEY



## CONTACT US

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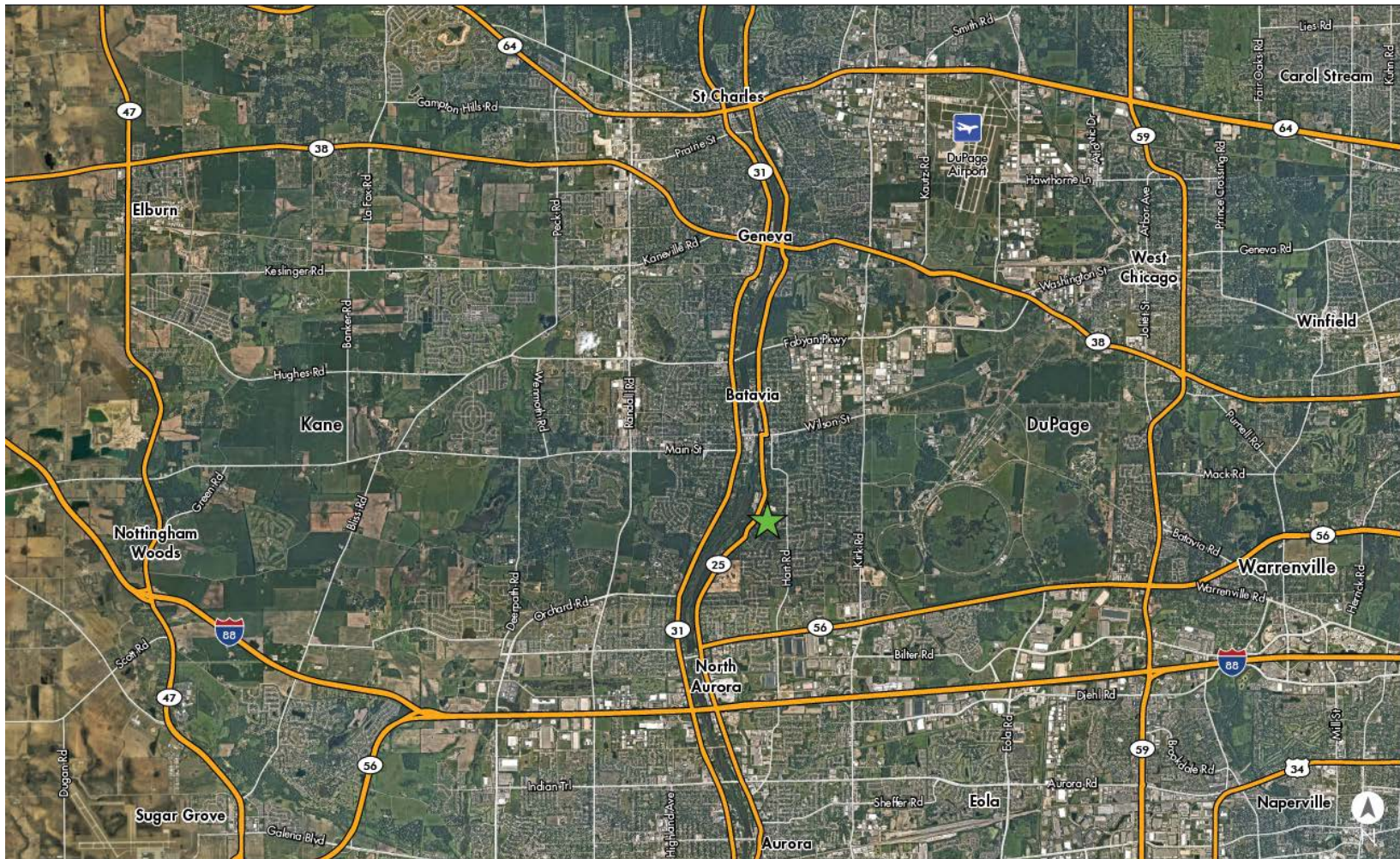


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**LOCATION MAP**



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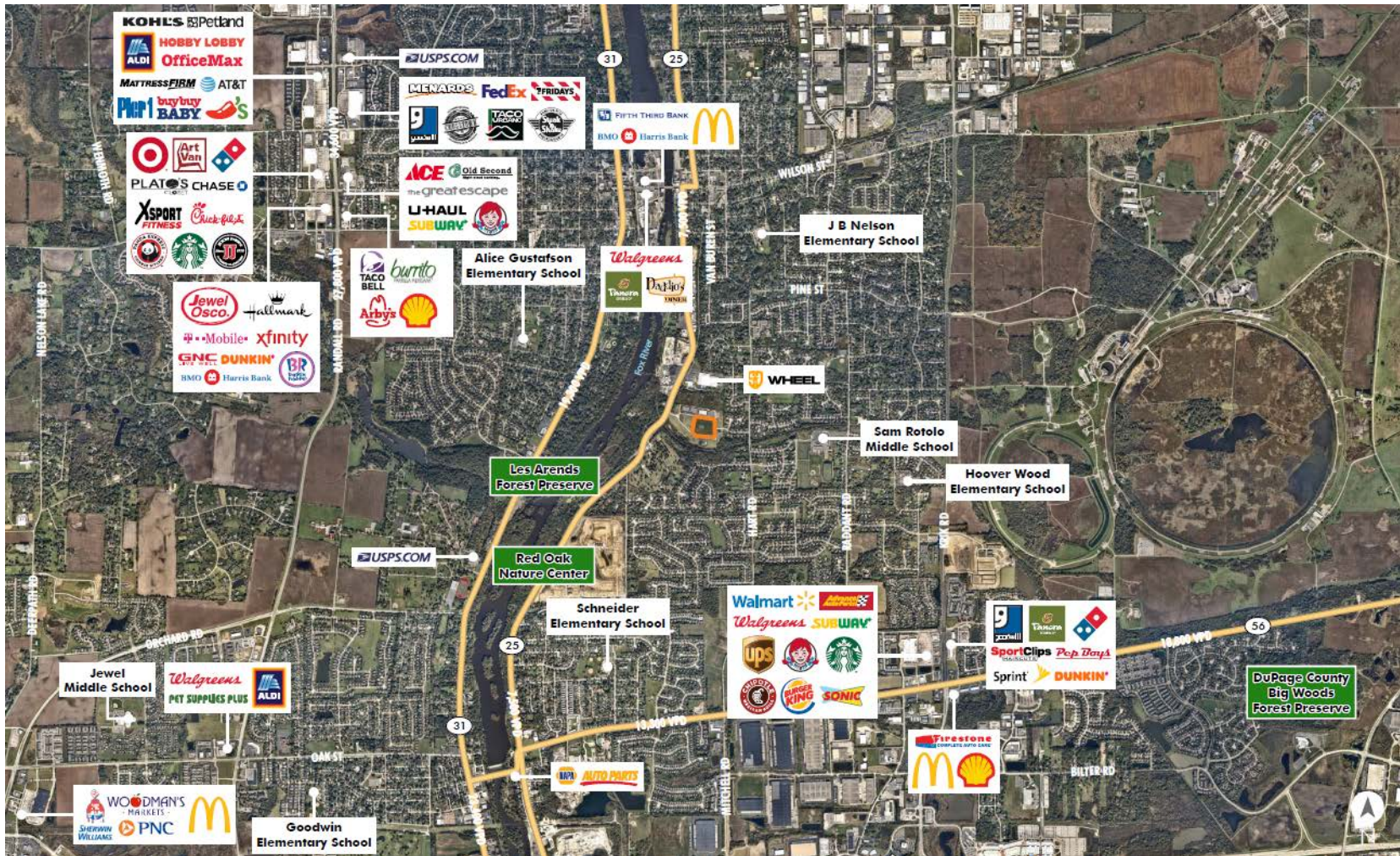


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**AREA RETAIL**



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## DEMOGRAPHIC SNAPSHOT

DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Population	7,624	50,846	154,928
Average Household Income	\$137,209	\$116,524	\$108,041
Average Housing Value	\$329,227	\$315,431	\$295,832



## FLOODPLAIN/WETLAND AERIAL



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