

1200-1250 Douglas Road

Batavia, Illinois

**NEW CONSTRUCTION
AVAILABLE SPRING 2017**



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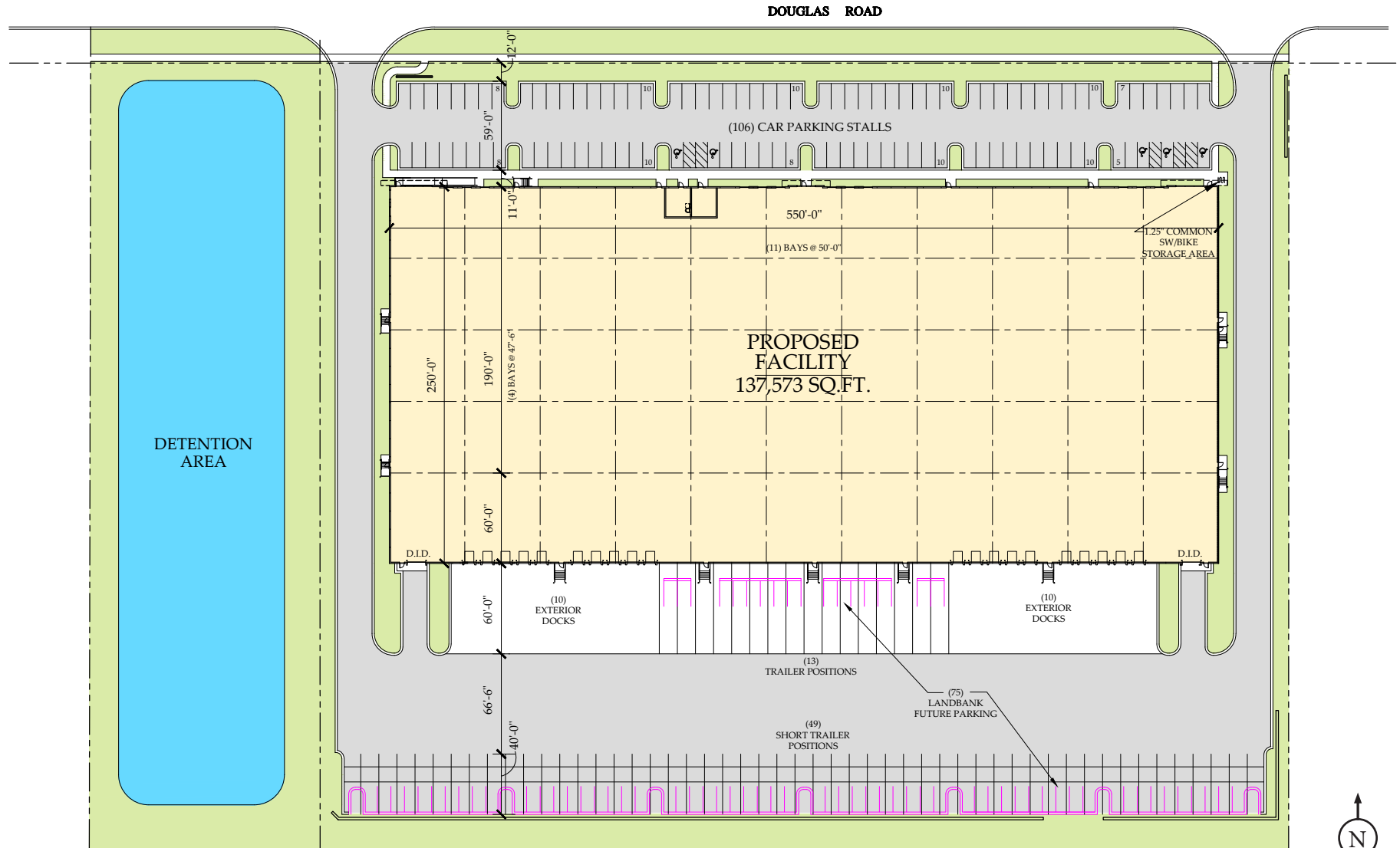
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1200 - 1250 Douglas Road

Batavia, Illinois

SITE PLAN



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FEATURES

- Divisible to 25,000 SF
- New Construction
- Delivery Spring 2017
- Precast Construction
- Dedicated Trailer Parking
- Located in Kane County
- 7" Slab Thickness
- 9' x 10' Insulated Dock Doors With Vision Window and "Z" Guards
- 35,000 lbs Leveler Capacity

BUILDING SPECIFICATIONS:

Building Size:	137,573 SF (divisible)
Site Area:	7.71 Area
Office Finish:	To Suit
Clear Height:	30'
Column Spacing:	47' 6" x 50' / Speed Bay 60'
Sprinklered:	ESFR
Auto Parking:	106 (expandable)
Trailer Parking:	13 Trailer Positions 49 Short Trailer Positions
Truck Docks:	20 Exterior Docks (expandable)
Drive-in Doors:	2 (12' x 14')
Lease Rate:	Subject to Proposal



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