

**50,298 SF (DIVISIBLE TO 25,000 SF)
AVAILABLE FOR LEASE**



CONSTRUCTION COMPLETE



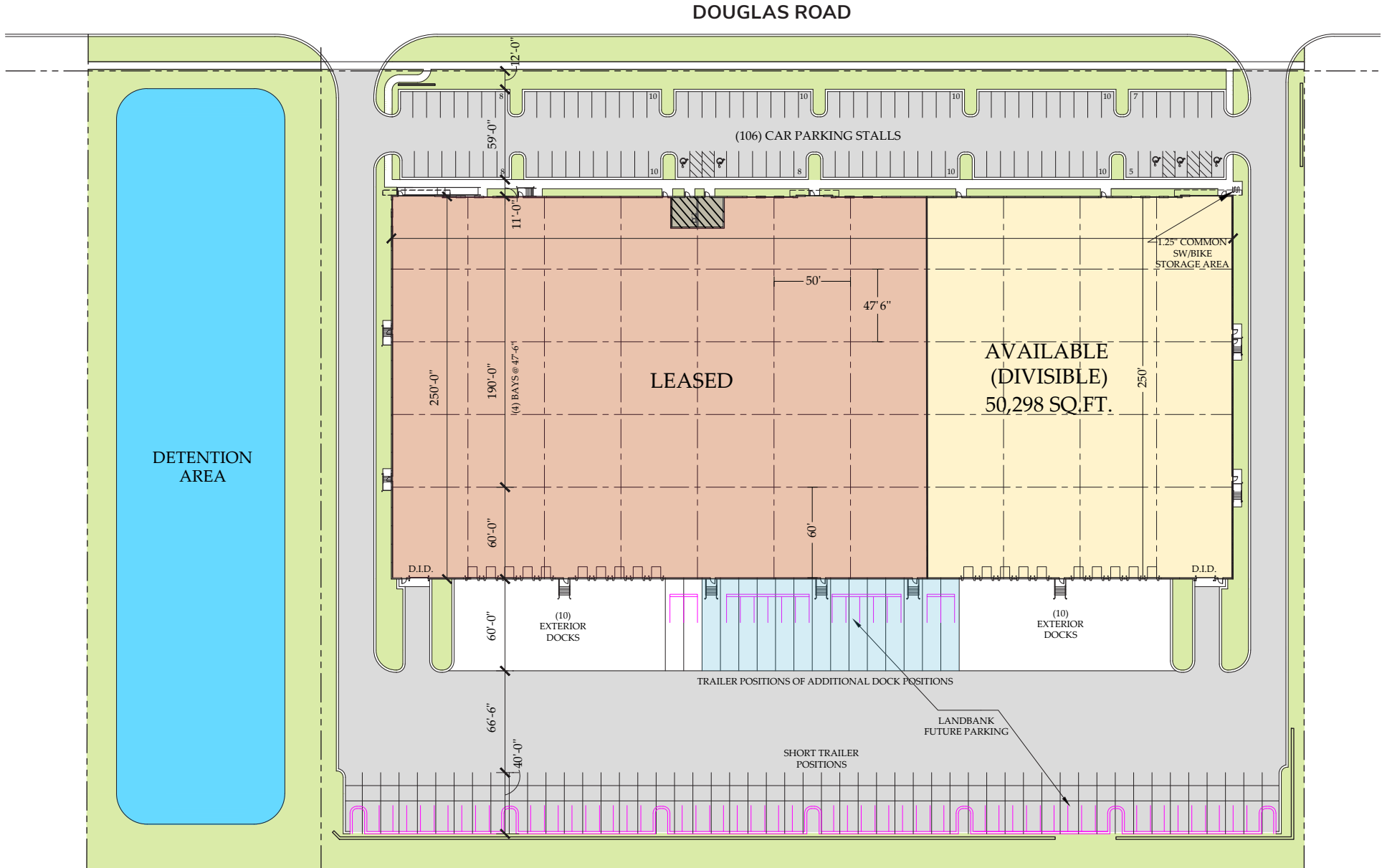
**1200-1250 DOUGLAS ROAD
BATAVIA, ILLINOIS 60510**

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AVAILABLE FOR LEASE
1200-1250 DOUGLAS ROAD
BATAVIA, ILLINOIS 60510



BUILDING SPECIFICATIONS:

BUILDING SIZE: 137,573 SF

AVAILABLE SPACE: 50,298 SF (divisible to 25,000 SF)

SITE SIZE: 7.71 Acres

OFFICE: To Suit

CLEAR HEIGHT: 30'

CONSTRUCTION: Precast

COLUMN SPACING: 47'6" x 50' / Speed Bay 60'

SPRINKLER: ESFR

POWER: 800 Amps

AUTO PARKING: 106 Spaces

TRAILER PARKING: 19 Short Trailer Positions

LOADING:

- › 10 Exterior Docks (expandable)
- › 1 Drive-in door (12' x 14')

LEASE RATE: Subject to Proposal

COMMENTS:

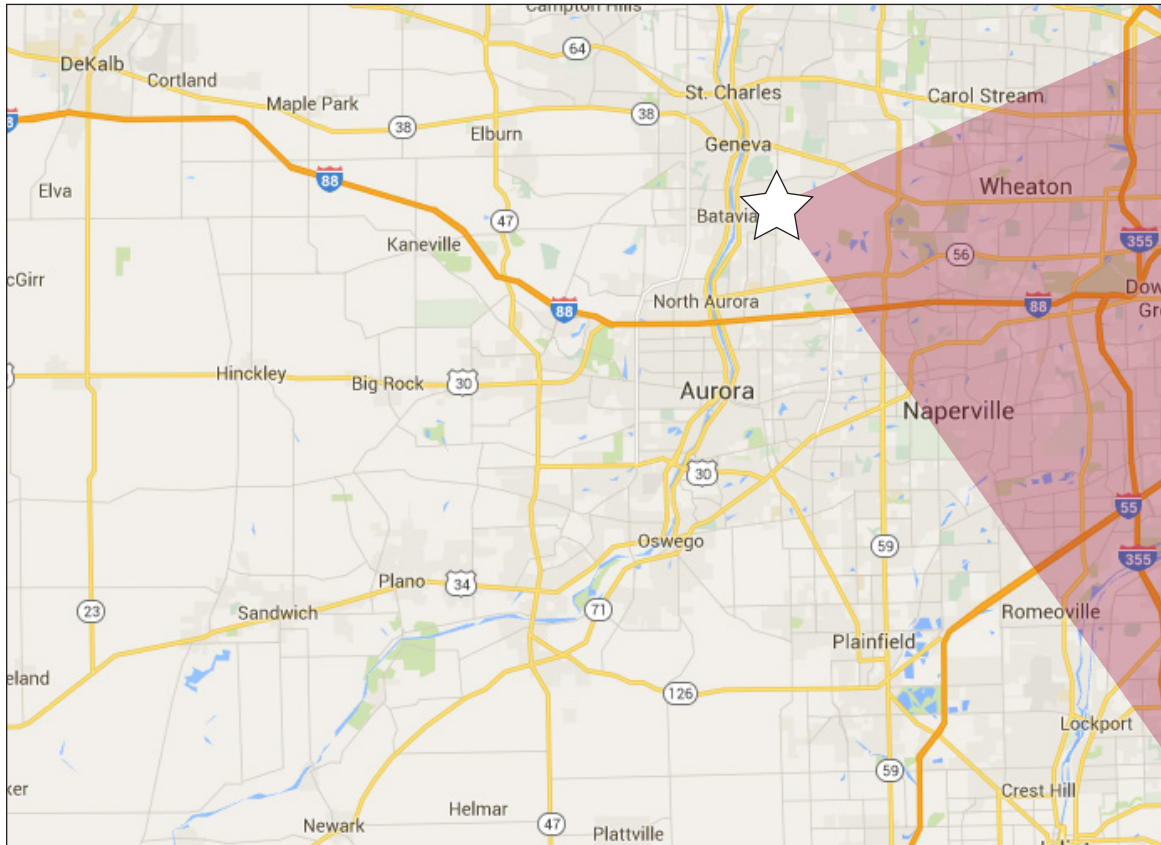
- › Divisible to 25,000 SF
- › New Construction
- › Dedicated Trailer Parking
- › Located in Kane County
- › 7" Slab Thickness
- › 9' x 10' Insulated Dock Doors with Vision Window and "Z" Guards
- › 35,000 lbs Leveler Capacity
- › EPDM Roof System with R30 Value
- › Painted Warehouse Walls



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