

**INDUSTRIAL
BUILDING
FOR SALE**

±19,962 SF

Price
Reduction!

10 Minutes
from I-88



TRANSWESTERN

REAL ESTATE
SERVICES

1141 N. RADDANT ROAD

Batavia, IL 60510

[Property Website](#)

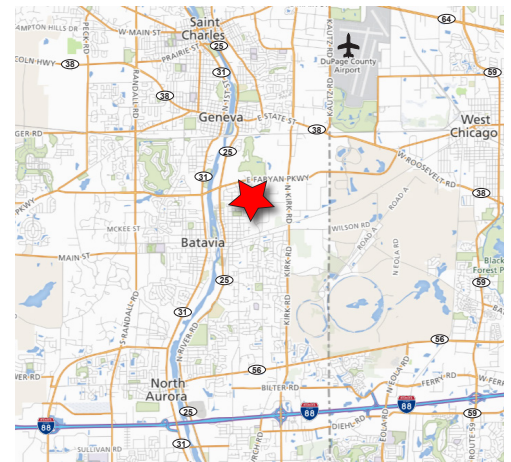


Specifications:

- Building Size: ±19,962 SF
- Land Area: ±1.12 AC
- Office Size: ±3,840 SF
- Ceiling Height: 17'6" - 20'6"
- Loading: 2 Ext Docks / 1 DID
- Power: 600A 277/480V
- Sprinklers: Wet
- Year Built: 1998
- Construction: Insulated Steel
- Heating: Gas
- Sale Price: \$1,576,998 **\$1,537,074**

Highlights:

- Compressed air loop with 2" pipe throughout production area
- 480V power throughout production area
- 3" gas line
- Concrete mezzanine area above office not included in total building square footage
- 10 minutes from the 4-way interchange at I-88 and Farnsworth Avenue



Contact Information:

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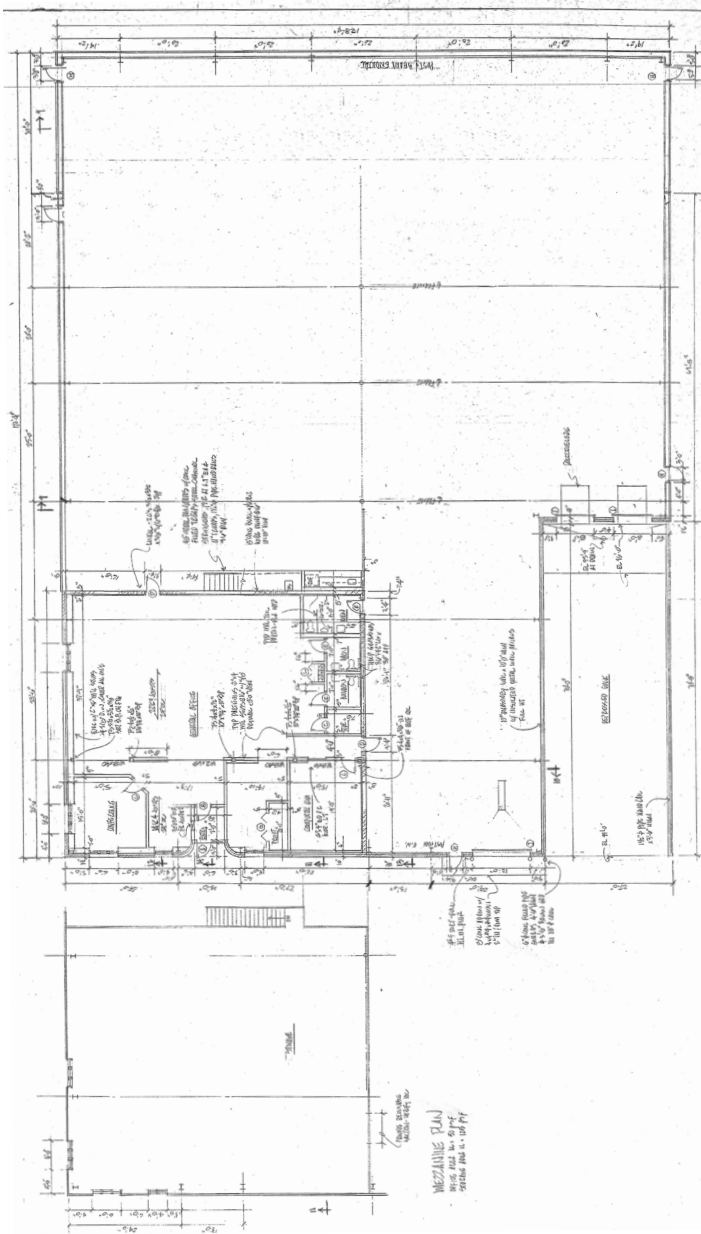
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Floor Plan



Aerial View



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