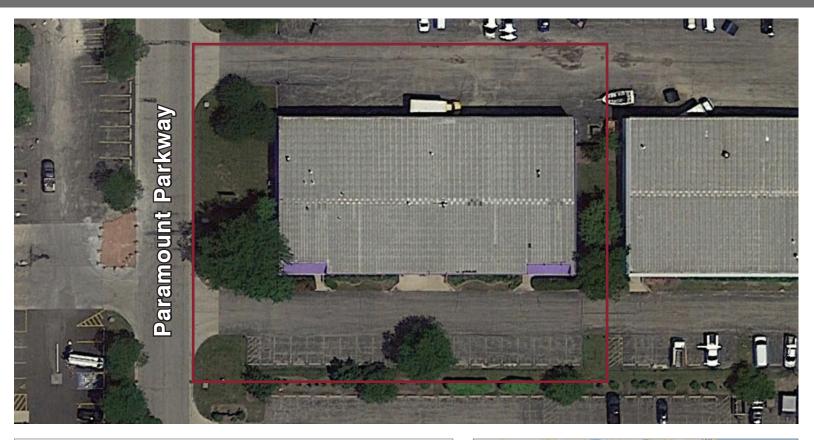
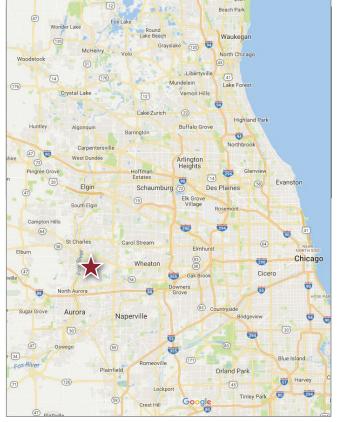
902 PARAMOUNT PARKWAY

Batavia, Illinois

±15,480 SF (DIVISIBLE) Available for Sale or Lease



BUILDING SPECIFICATIONS:		
Building Size:	±15,480 SF	
Available Space:	902 A – $\pm 7,740$ SF	902 B $-\pm$ 7,740 SF
Office:	±2,600 SF	±1,500 SF
Clear Height:	14'	14'
Docks	 1 exterior dock with leveler 	 1 exterior dock with leveler
	 1 drive in door (12'H x 10'W) 	> 1 drive in door (10'H x 10'W)
Sprinkler:	Yes	Yes
Parking:	11 cars (expandable)	11 cars (expandable)
Power:	200A @ 240V, 3-phase	200A @ 240V, 3-phase
Lease Rate:	\$7.75 PSF Gross	
Sale Price:	Subject to Offer	
Comments:	> Low Kane County Taxes	
	> Close proximity to Kirk Road & Fabyan Parkway	
	> Excellent user / investor opportunity	



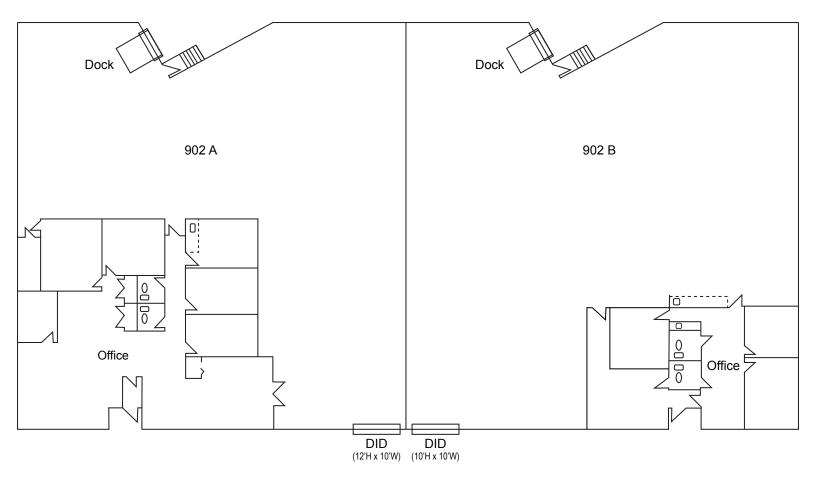


9450 W. BRYN MAWR AVENUE, SUITE 550 ROSEMONT, ILLINOIS 60018 MAIN | (773) 355-3000 WWW.LEE-ASSOCIATES.COM

FOR MORE INFORMATION: MICHAEL J. ANDROWICH, JR. Vice President (773) 355-3047 direct mjandrowich@lee-associates.com



No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.





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