



Available for Sale

Industrial Development Site

Louis Bork Dr just South of Fabyan Pkwy | Batavia, Illinois

Highlights

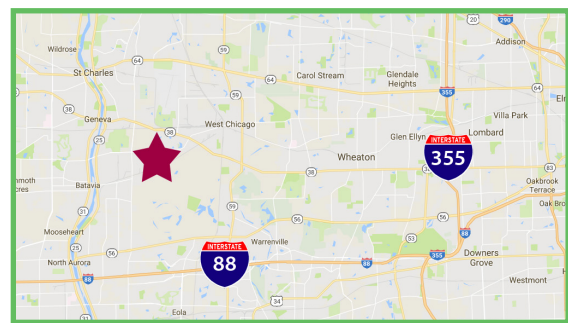
- Recent price cut!
- Sites ranging from 1.5 acres to 6.85 acres!
- Build to suit potential - Ideal Development site
- Off-site detention
- Flexible building options
- Tremendous labor pool
- Low Kane County taxes
- 9 minutes to I-88 and Farnsworth
- Ownership will consider joint venture scenario

Pricing

- Sale Price: **\$1,268,140.00 (\$4.25 PSF)**

Available

- Total Land: **6.85 Acres**
- Zoned: **Industrial**
- Utilities: **Fully Improved**



For More Information, Contact:

Jack Brennan

D: 630.729.7938

M: 630.810.0300 Ext. 123

jbrennan@cawleychicago.com

Daniel P. Cawley, SIOR

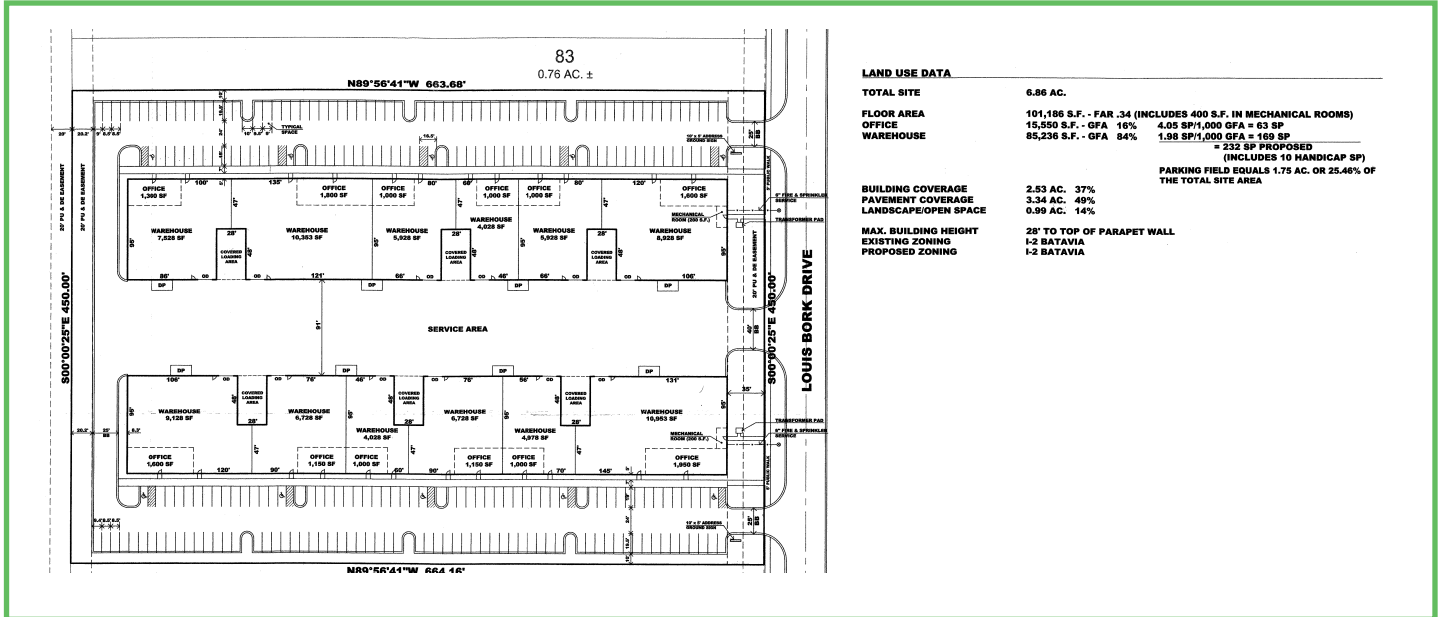
D: 630.810.1855

M: 630.810.0300 Ext. 114

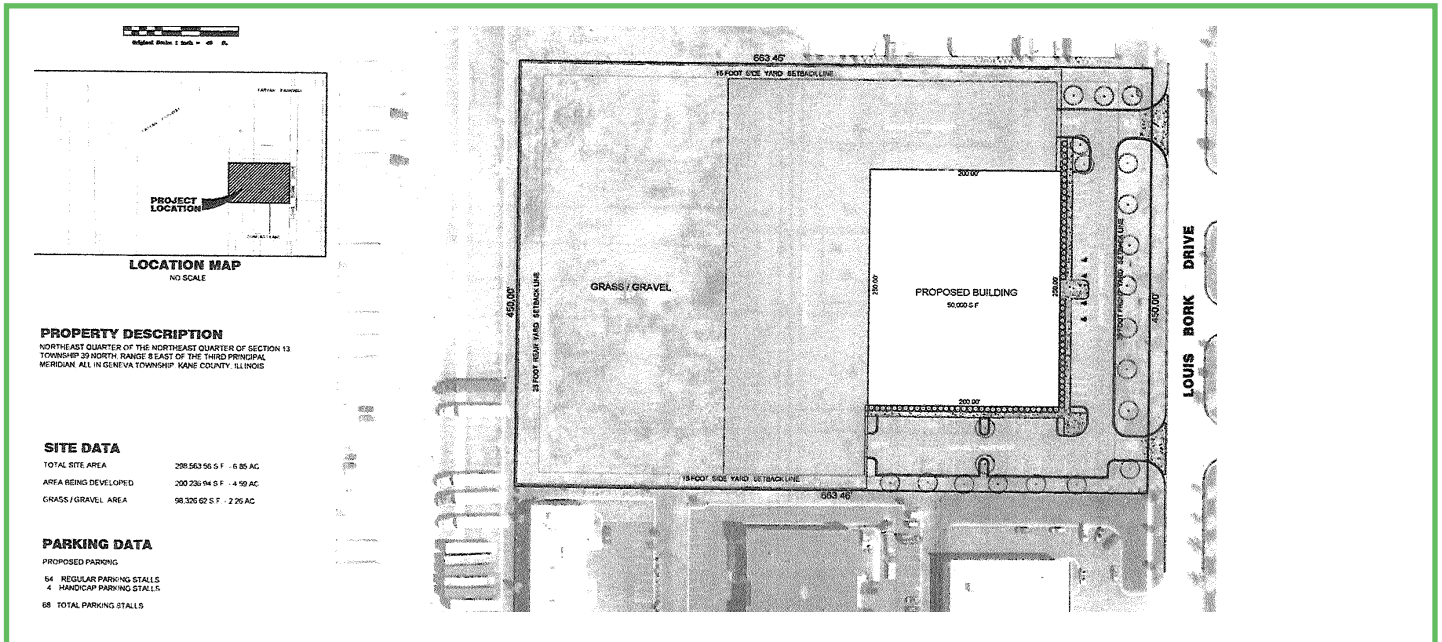
dcawley@cawleychicago.com

Area Demographics	1 mile	3 miles
Population	5,415	48,679
Households	2,117	17,946
Average Age	38.0	39.6
Production & Mfg. Employees	533	5,416
Daytime Employees	21,414	54,463
Population Growth 2016-2021	2.1%	1.9%

Conceptual Plans



LAND USE DATA	
TOTAL SITE	6.86 AC.
FLOOR AREA	101,186 S.F. - FAR .34 (INCLUDES 400 S.F. IN MECHANICAL ROOMS)
OFFICE	15,550 S.F. - GFA 16% 4.05 SP/1,000 GFA = 63 SP
WAREHOUSE	85,236 S.F. - GFA 84% 1.98 SP/1,000 GFA = 169 SP
	= 232 SP PROPOSED (INCLUDES 10 HANDICAP SP)
	PARKING FIELD EQUALS 1.75 AC. OR 25.46% OF THE TOTAL SITE AREA
BUILDING COVERAGE	2.53 AC. 37%
PAVEMENT COVERAGE	3.34 AC. 49%
LANDSCAPE/OPEN SPACE	0.99 AC. 14%
MAX. BUILDING HEIGHT	25' TO TOP OF PARAPET WALL
EXISTING ZONING	I-2 BATAVIA
PROPOSED ZONING	I-2 BATAVIA



PROPERTY DESCRIPTION
 NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13
 TOWNSHIP 33 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL
 MERIDIAN, ALL IN GENEVA TOWNSHIP, KANE COUNTY, ILLINOIS

SITE DATA

TOTAL SITE AREA	258,563.56 S.F. - 6.85 AC.
AREA BEING DEVELOPED	200,236.04 S.F. - 4.59 AC.
GRASS / GRAVEL AREA	98,326.62 S.F. - 2.26 AC.

PARKING DATA

PROPOSED PARKING

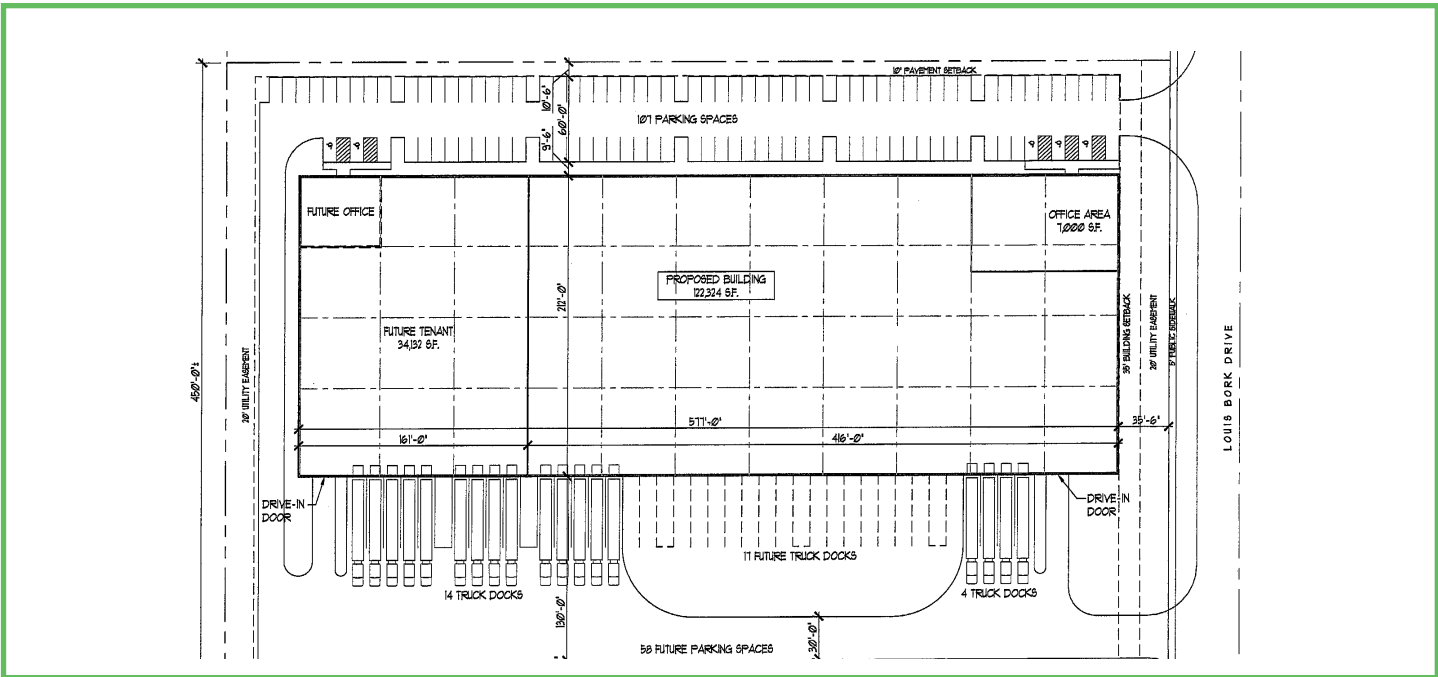
64 REGULAR PARKING STALLS
4 HANDICAP PARKING STALLS
68 TOTAL PARKING STALLS

For More Information, Contact:

Jack Brennan
 D: 630.729.7938
 M: 630.810.0300 Ext. 123
jbrennan@cawleychicago.com

Daniel P. Cawley, SIOR
 D: 630.810.1855
 M: 630.810.0300 Ext. 114
dcawley@cawleychicago.com

Conceptual Plans



For More Information, Contact:

Jack Brennan

D: 630.729.7938

M: 630.810.0300 Ext. 123

jbrennan@cawleychicago.com

Daniel P. Cawley, SIOR

D: 630.810.1855

M: 630.810.0300 Ext. 114

dcawley@cawleychicago.com