

FOR SALE

MOTIVATED SELLER - PRICE REDUCED TO \$3.50 PSF

# 6.25 ACRES - INDUSTRIAL

RIVER ROAD AND BOND DRIVE

Batavia IL 60510



VISIT TEAM WEBSITE

CBRE

# FOR SALE

## 6.25 ACRES

RIVER ROAD AND BOND DRIVE  
Batavia IL 60510

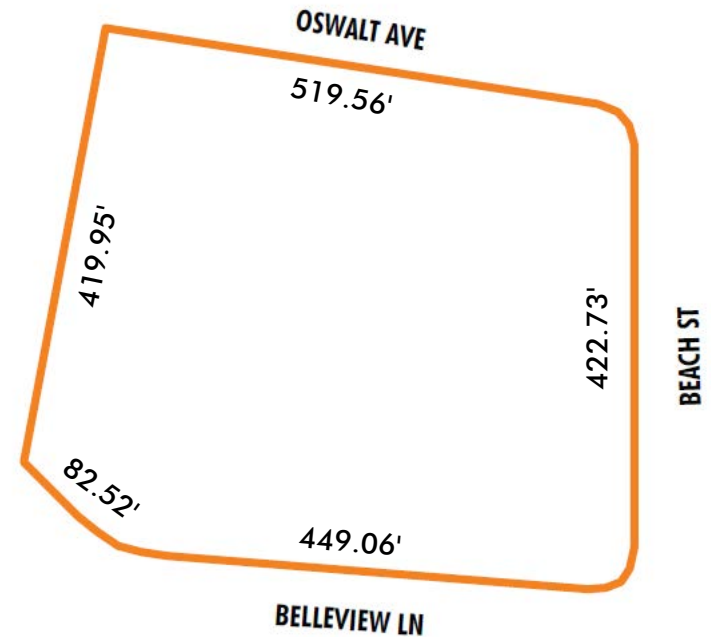


### PROPERTY HIGHLIGHTS

- + 6.25 Acres
- + Zoned I-1
- + Immediate access to IL-25
  - 2 miles to IL-56/Butterfield Road
  - 4 miles to IL-38
  - 4 miles to I-88
- + Fully improved lots including off-site storm water mgmt
- + Parcel No. 12-27-428-016
- + Asking Price \$3.50 PSF
- + Please call for additional information



### PLAT OF SURVEY



### CONTACT US

#### JOHN HAMILTON

First Vice President  
+1 847 706 4909  
john.hamilton@cbre.com

#### MIKE SEDJO

Senior Vice President  
+1 847 706 4913  
mike.sedjo@cbre.com

#### JACK BRENNAN

First Vice President  
+1 847 706 4925  
jack.brennan@cbre.com

#### BEN DICKEY

Associate  
+1 630 573 1297  
ben.dickey@cbre.com

VISIT TEAM WEBSITE

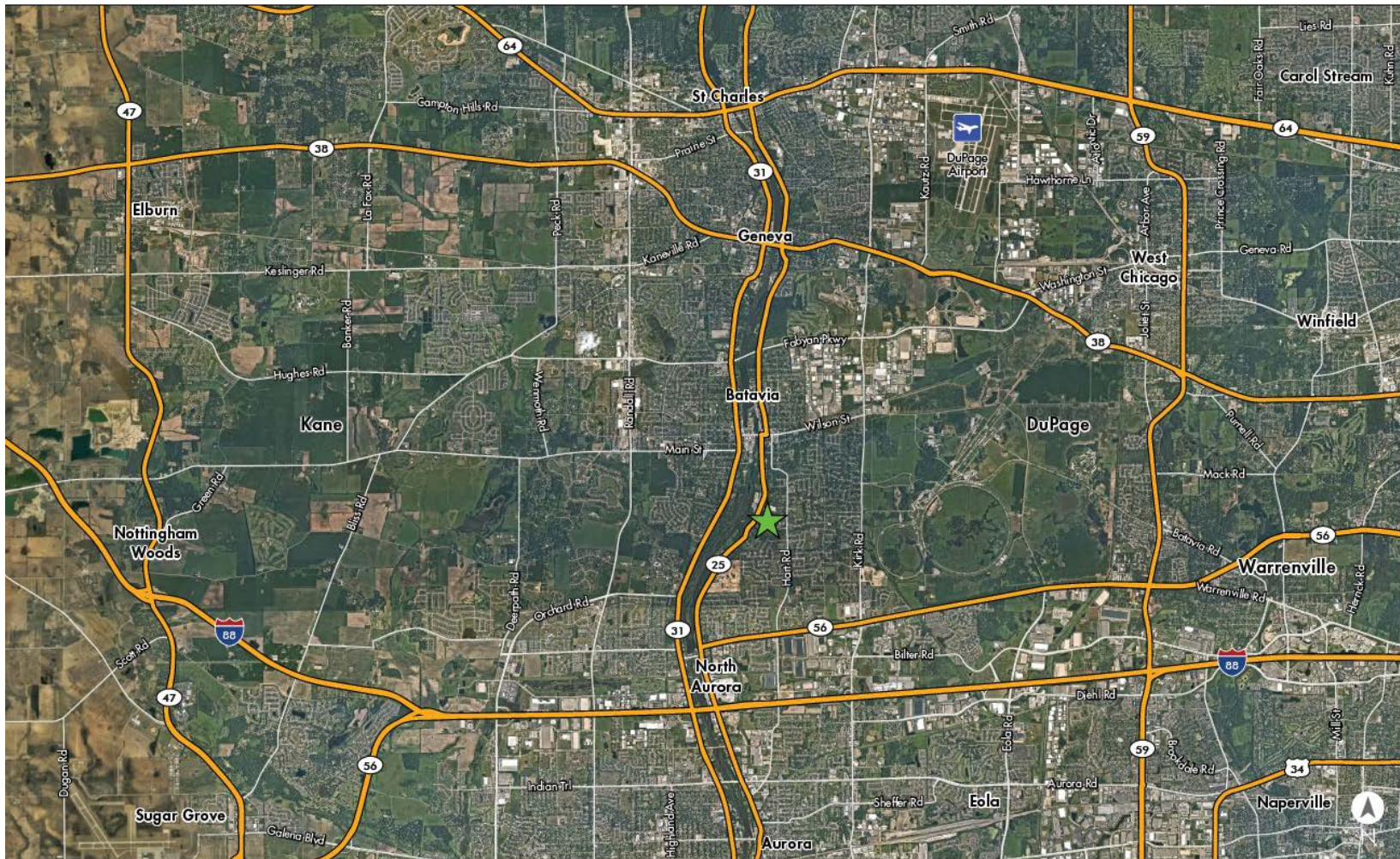
CBRE

FOR SALE  
**6.25 ACRES**

**RIVER ROAD AND BOND DRIVE**  
Batavia IL 60510



**LOCATION MAP**



[VISIT TEAM WEBSITE](#)

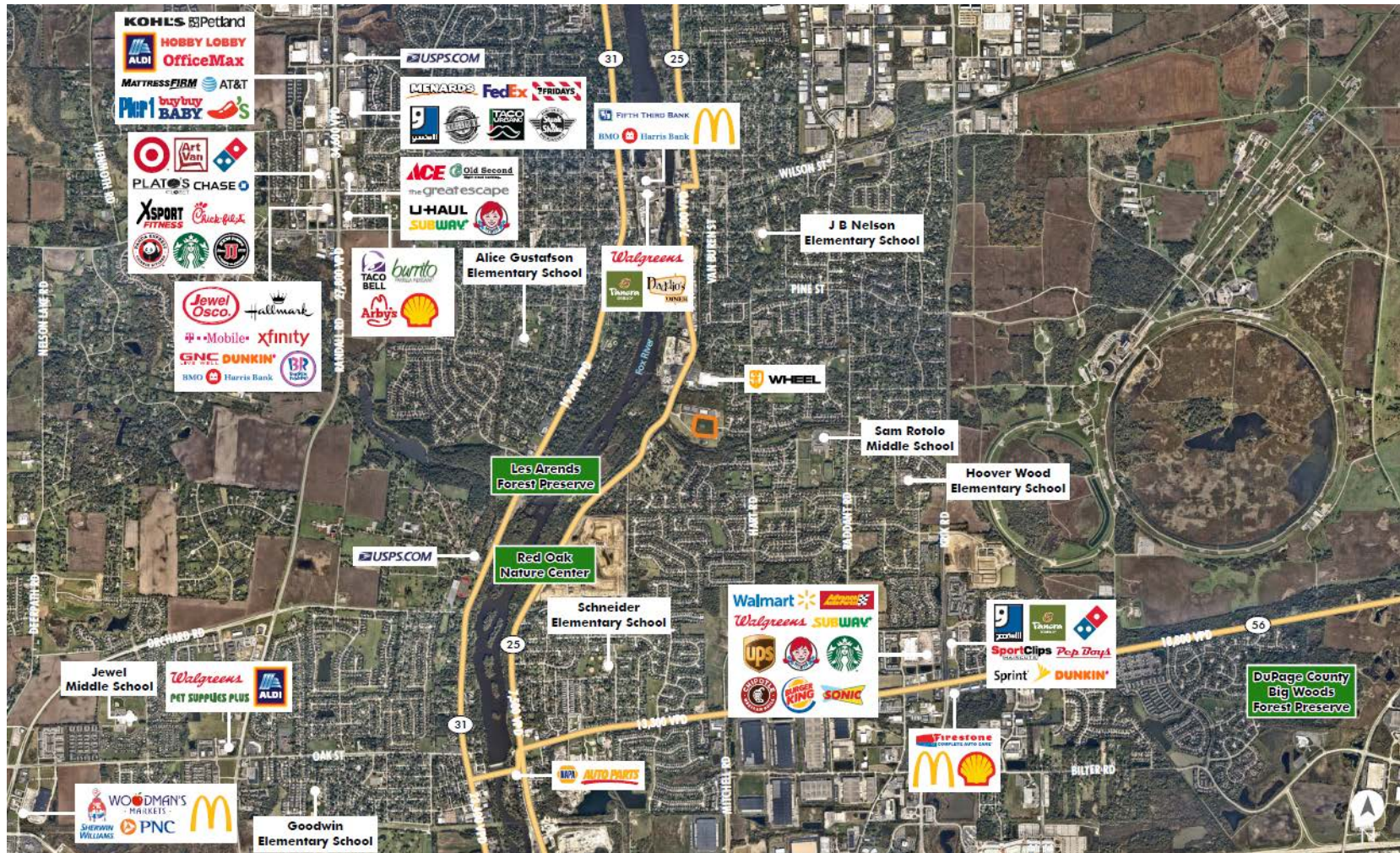
**CBRE**

FOR SALE  
**6.25 ACRES**

**RIVER ROAD AND BOND DRIVE**  
Batavia IL 60510



**AREA RETAIL**



VISIT TEAM WEBSITE



FOR SALE  
**6.25 ACRES**

**RIVER ROAD AND BOND DRIVE**  
Batavia IL 60510



## DEMOGRAPHIC SNAPSHOT

DEMOGRAPHIC SNAPSHOT	1 MILE	3 MILES	5 MILES
Population	7,624	50,846	154,928
Average Household Income	\$137,209	\$116,524	\$108,041
Average Housing Value	\$329,227	\$315,431	\$295,832



## FLOODPLAIN/WETLAND AERIAL



## CONTACT US

### JOHN HAMILTON

First Vice President  
+1 847 706 4909  
john.hamilton@cbre.com

### MIKE SEDJO

Senior Vice President  
+1 847 706 4913  
mike.sedjo@cbre.com

### JACK BRENNAN

First Vice President  
+1 847 706 4925  
jack.brennan@cbre.com

### BEN DICKEY

Associate  
+1 630 573 1297  
ben.dickey@cbre.com

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

VISIT TEAM WEBSITE

**CBRE**