

FOR LEASE
136,888 SF



**7.3 ACRES FUTURE
EXPANSION/STORAGE**

BATAVIA, IL

601-605 KINGSLAND DRIVE

LEASE RATE
Subject To Offer

COMMENTS

- Make Ready Renovations Underway
- BNSF Rail Served
- Heavy Power: Five Electrical Services Totaling 12,500 Amps
- Efficient, Open Warehouse Layout
- Close proximity to I-88
- Low, Stable Kane County Taxes
- Professionally Owned and Managed
- Ample Car Parking
- Small Outdoor Storage Area
- Warehouse Bathrooms
- 7.3 Acres of Potential Storage or Expansion Space

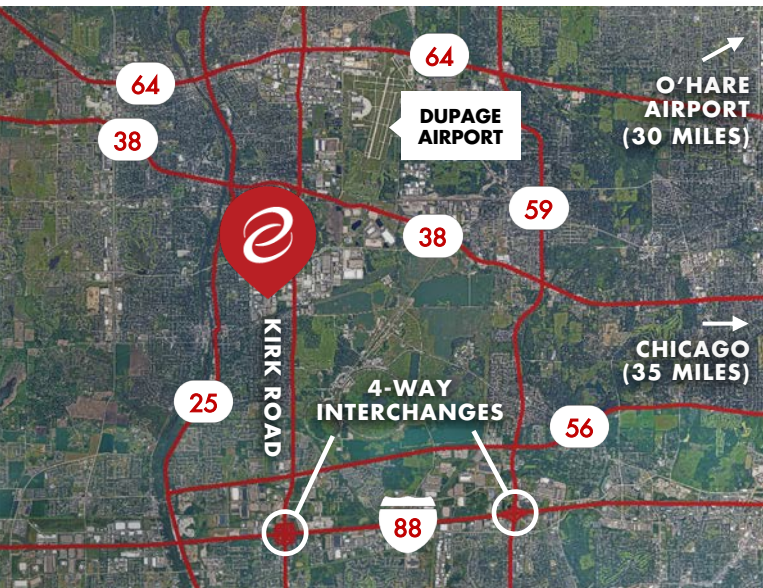
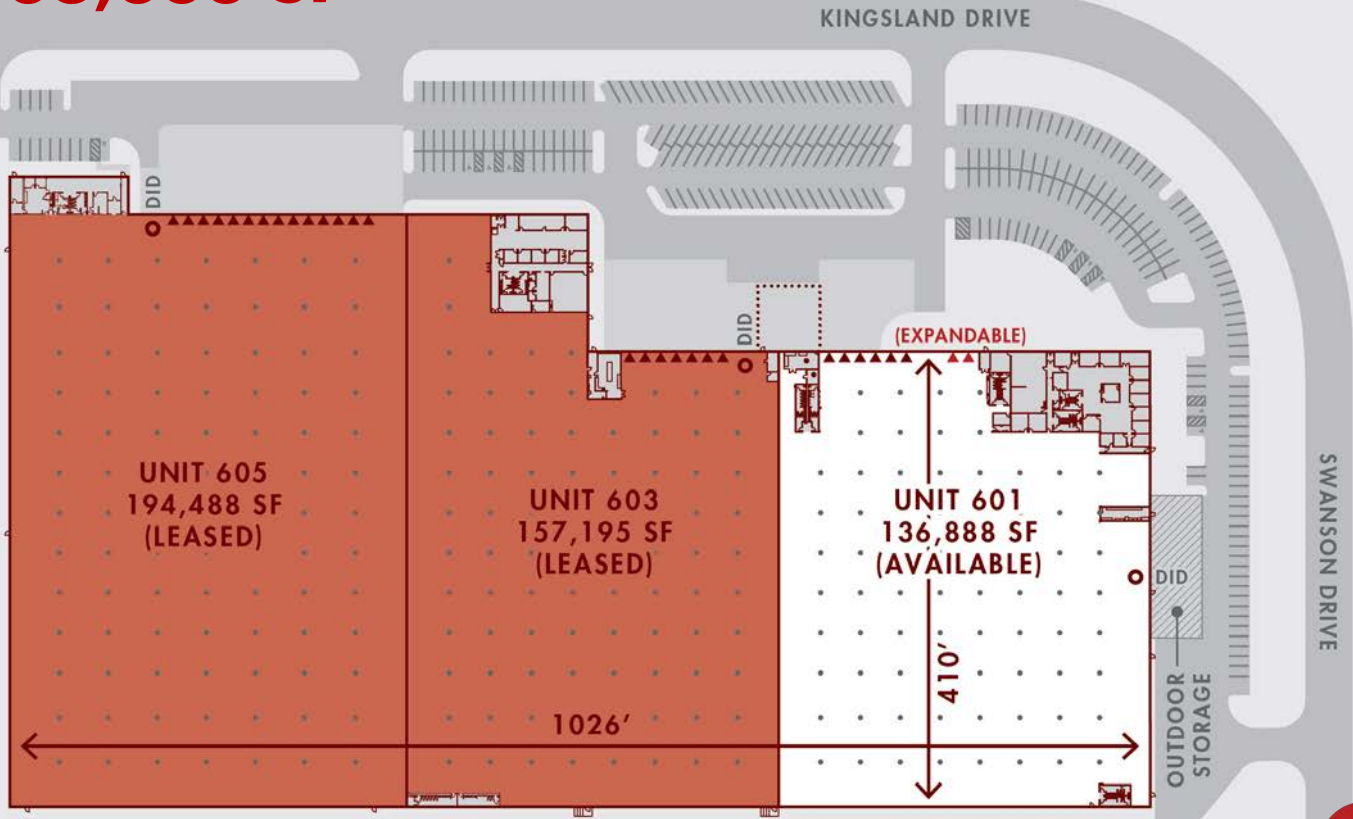
BUILDING DETAILS

Building Size	488,571 SF
Suite SF	136,888 SF
Office SF	9,535 SF
Clear Height	20.5'
Loading	6 Exterior Docks (Expandable to 8) 1 Drive-In Door
Power	12,500 Amps (2 Separate 277/480V Services)
Parking	414 Car Stalls (1.41/1,000 SF)
Sprinkler	Wet-Pipe System



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