

# 9,900 SF

## Industrial Property For Sale / Lease



**BROWN**  
COMMERCIAL GROUP, INC.

934 PARAMOUNT PKWY., BATAVIA, IL 60510

**SALE  
PRICE  
REDUCED!**

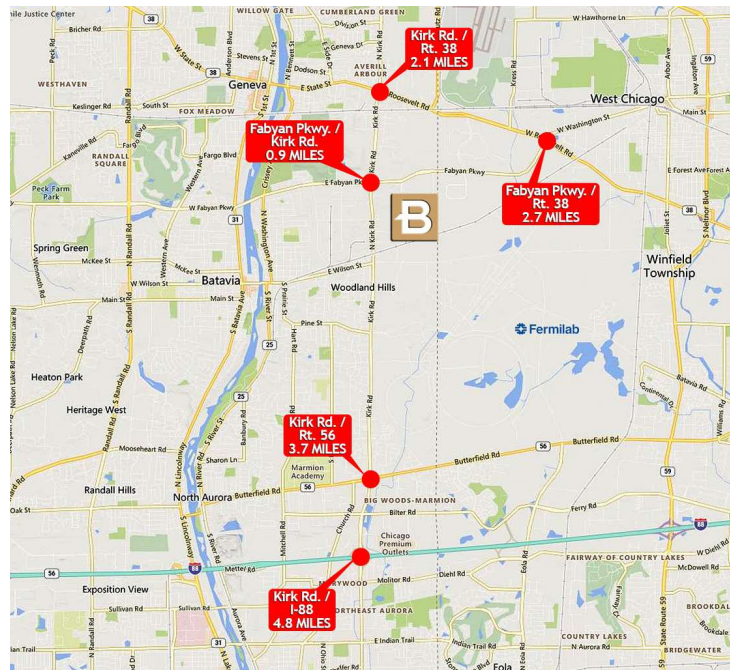


### LOCATION DESCRIPTION

Established industrial park location with easy access to major transportation routes via nearby Rt. 38, Rt. 56, I-88.

### PROPERTY OVERVIEW

- 9,900 SF Free-Standing Building
- 3,000 SF Offices
- 15' Clear Ceilings
- 1 Dock w/Leveler
- 1 Drive-in Door (10' x 10')
- 400 Amp, 208/120 Volt, 3 Phase Power
- 100% Sprinklered
- 100% Air Conditioned
- Car Parking for 19 Vehicles
- Taxes: \$22,390.38 (2024)
- Lease Rate: Subject to Offer
- SALE PRICE REDUCED! NOW \$1,050,000



**LUKE DUMMITT**

847.758.9200 x308

LDUMMITT@BROWNCOMMERCIAL.COM

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// 1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

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No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice

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