

FOR LEASE

Owned and Operated by  **LINK**

1198 Nagel Boulevard

Batavia, IL

60,272 SF



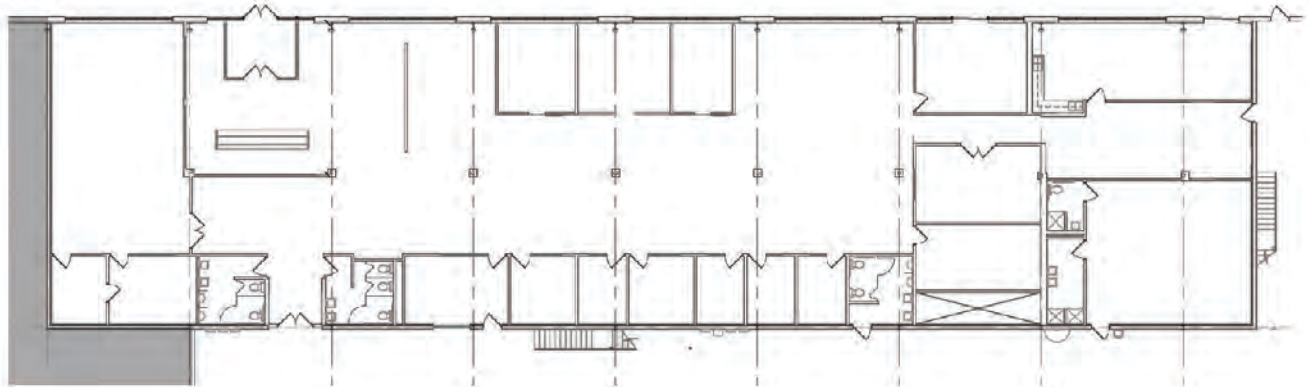
**LEASING INFO
& CONTACT**

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

FLOOR PLAN**OFFICE PLAN**

Unit Size	60,272 SF	Sprinklers	ESFR
Total Building Size	133,910 SF	Power	2,000 amps
Office Size	11,585 SF	Year Built	2000
Ceiling Height	28'-32' clear	Lease Rate	Subject to offer
Loading	4 docks 2 drive-in doors	Comments	<ul style="list-style-type: none"> • Located within Batavia's Industrial Park offering accessibility to I-88 via full interchange at Farnsworth Avenue • Warehouse restrooms • 11,655 SF mezzanine (not included in unit SF) • Low Kane County taxes
Car Parking	160 spaces (building total)		

