

Industrial Units For Lease

# 3 UNITS AVAILABLE!

1183 Pierson Drive, Batavia, IL 60510



**SIZE:**

Units Available

Unit 112 - 1,950 SF

Unit 115 - 1,950 SF

Unit 117 - 2,540 SF

**ADDRESS:**

1183 Pierson Drive Batavia, IL 60510

**SUMMARY:**

Well Maintained small Industrial Condo. Units feature 16' clear warehouse, single air conditioned office, 1 washroom and 10' x 12' Drive in Door.

**MORKEN  
& ASSOCIATES**

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3820 Ridge Pointe Drive, Geneva, IL 60134

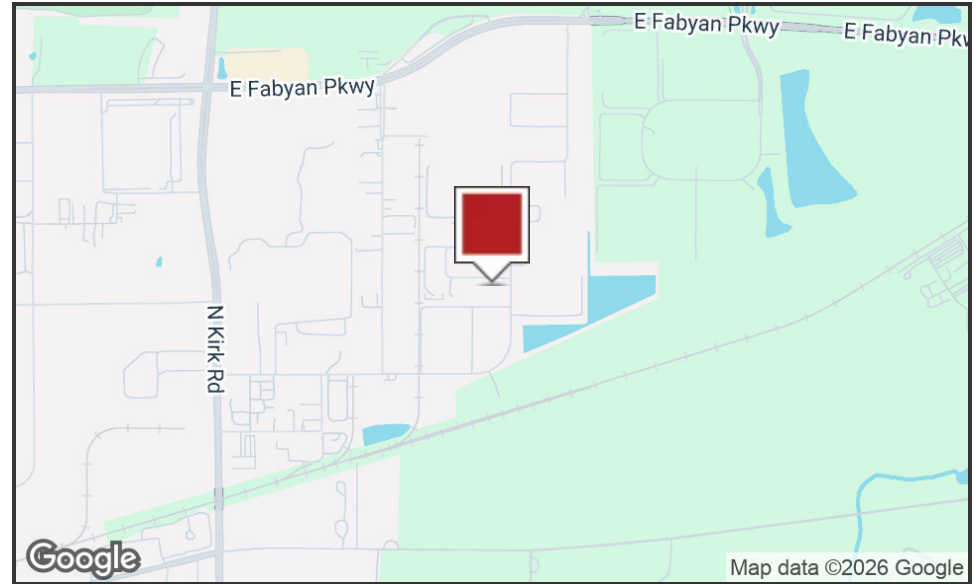
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# Executive Summary



## OFFERING SUMMARY

Lease Rate:	\$15.00 SF Gross + \$10 Water
Building Size:	39,000 SF
Available SF:	1,950 - 2,540 SF
Lot Size:	

## PROPERTY OVERVIEW

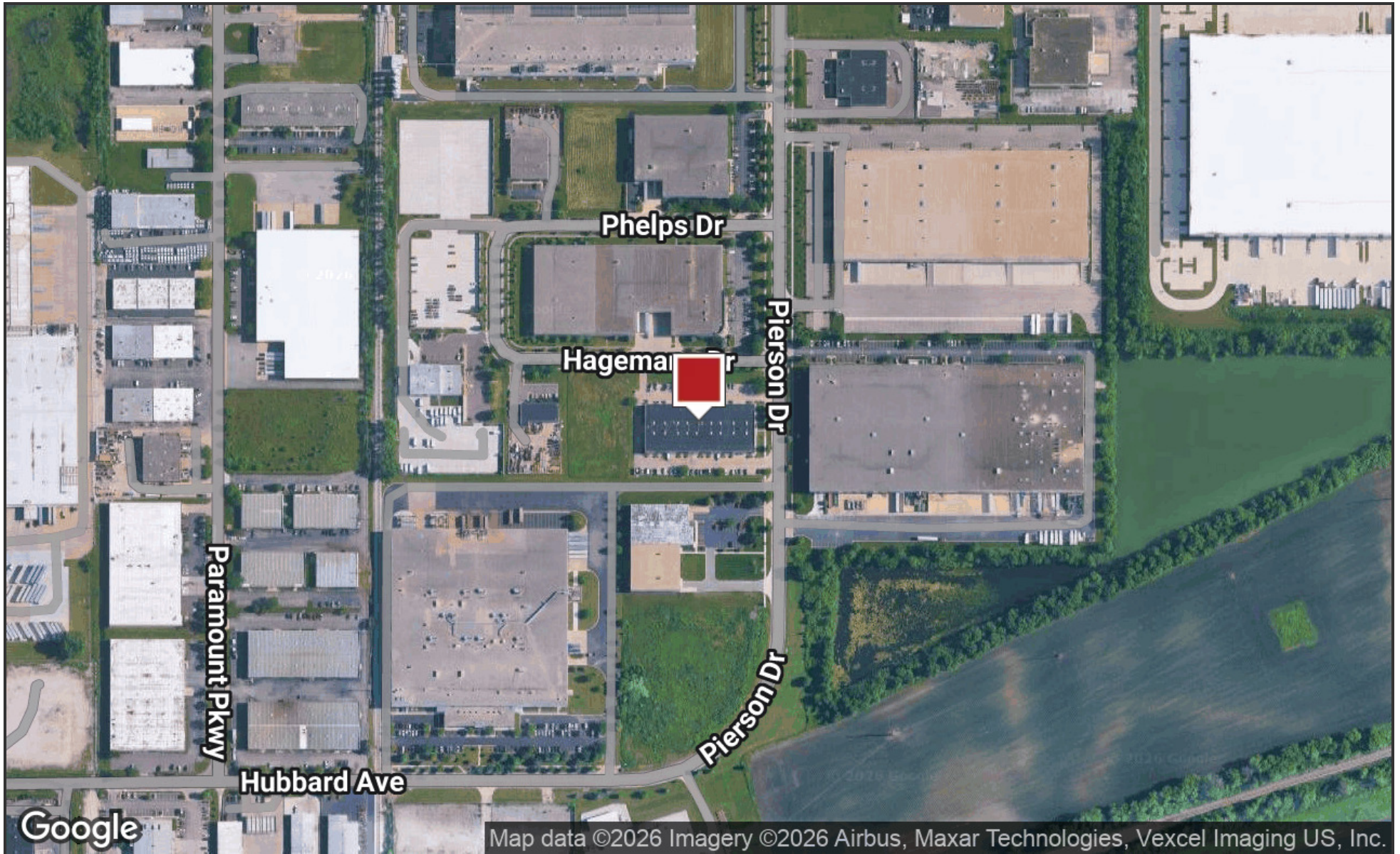
Size: 1,950 SF - 2,540 SF  
Office area: 350 SF +/-  
Sprinklered: Yes, wet system  
Loading: (1) 10'x12' door  
Ceiling Height: 16'  
Power: 100 Amp 3 Phase.  
Lease Rate: \$15 SF Gross for lease (plus \$10.00 month/for water)  
Lease Length: 2-5 years preferred.

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# Location Maps

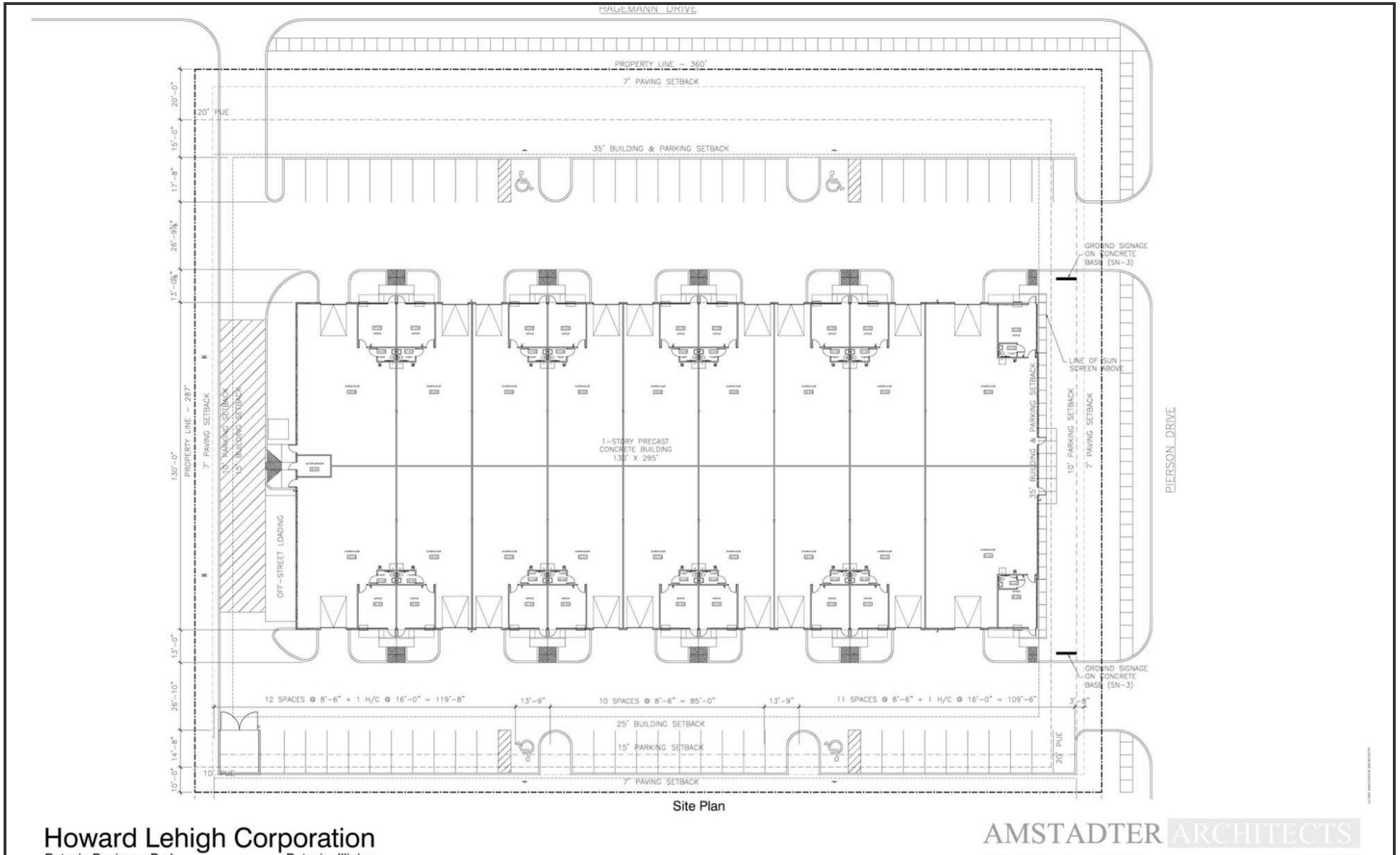


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# Additional Photos

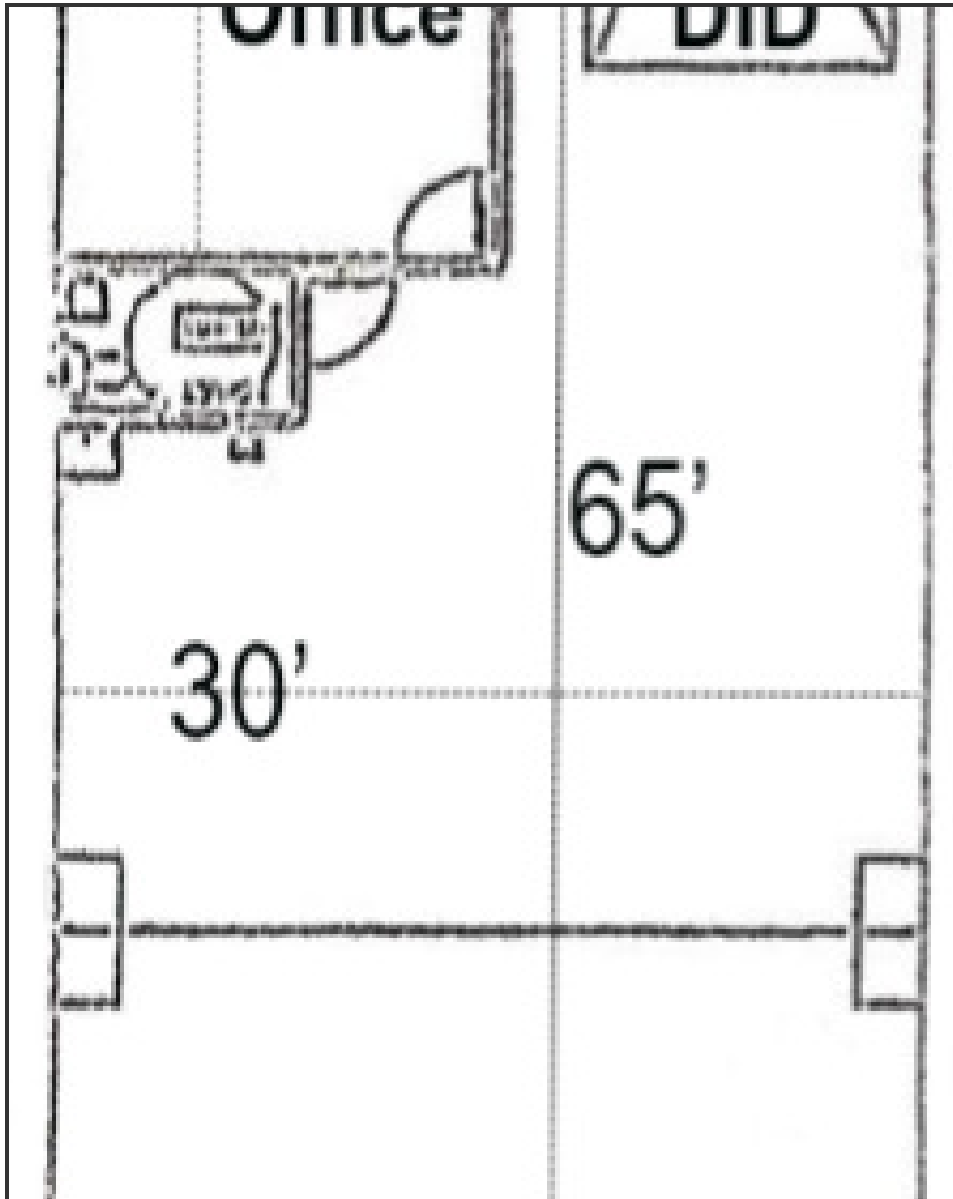


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## Additional Photos



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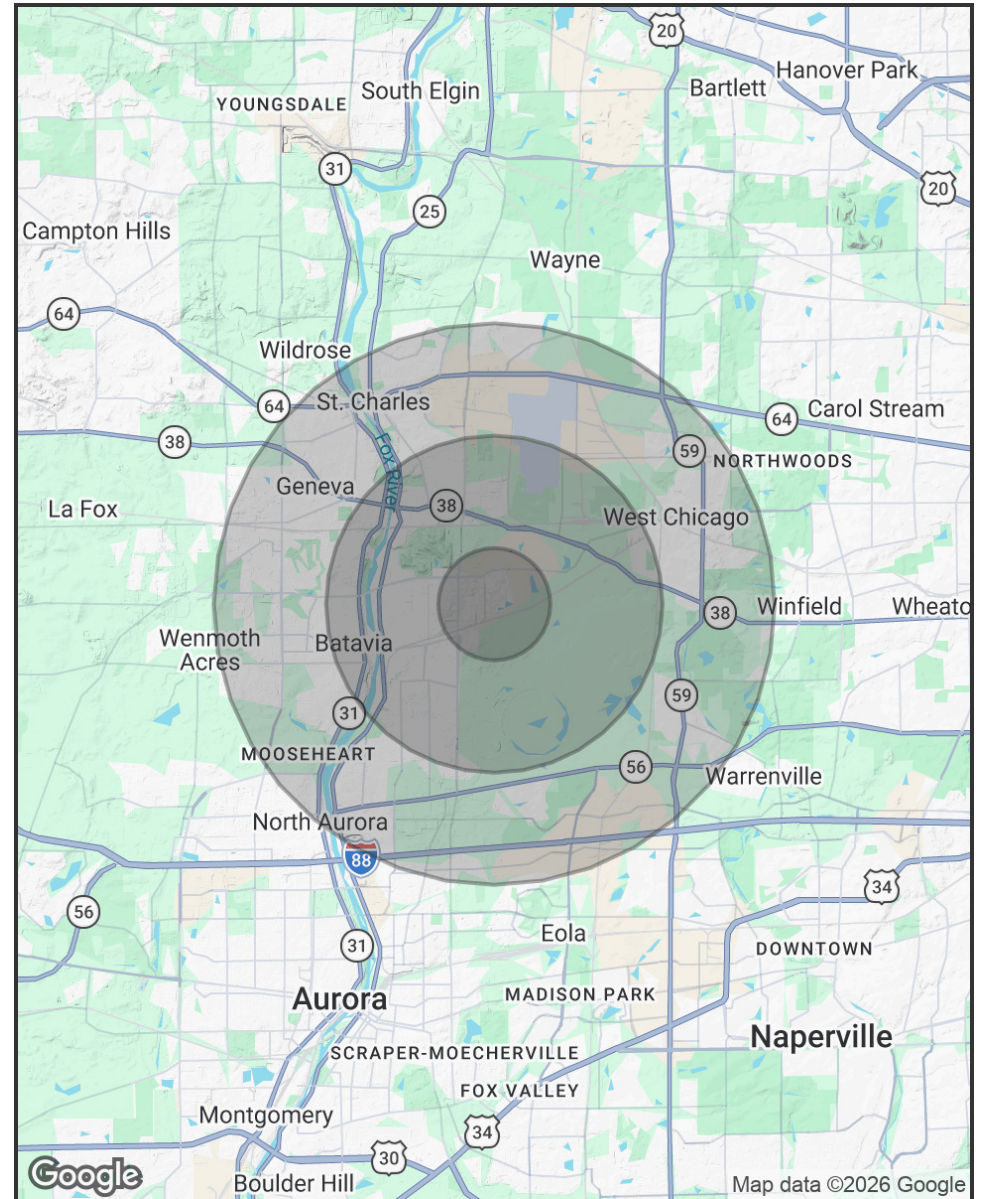
# Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	1,303	34,687	128,639
<b>Average age</b>	45.0	41.3	40.2
<b>Average age (Male)</b>	41.9	39.5	39.7
<b>Average age (Female)</b>	46.9	42.9	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total households</b>	547	13,071	47,540
<b># of persons per HH</b>	2.4	2.7	2.7
<b>Average HH income</b>	\$122,029	\$138,467	\$139,084
<b>Average house value</b>	\$357,021	\$369,199	\$367,189

\* Demographic data derived from 2020 ACS - US Census



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