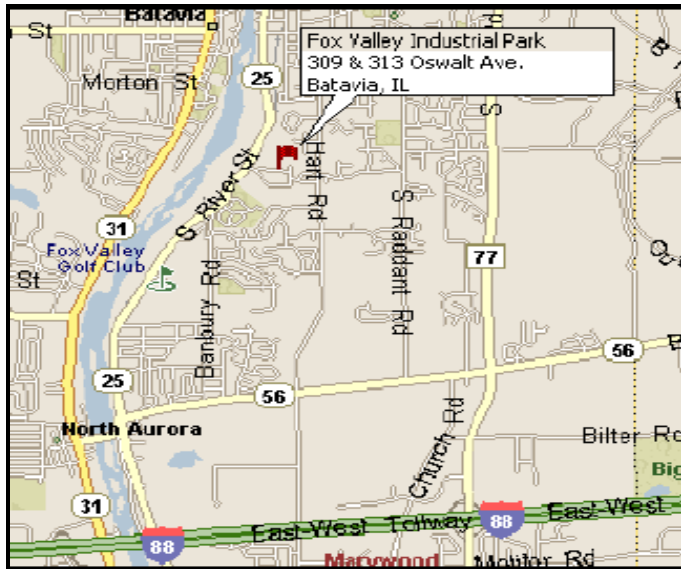


# AVAILABLE: Flex / Industrial Space for Lease

## Fox Valley Business Park

305 – 317 Oswalt Ave, Batavia, IL 60510



### PROPERTY OVERVIEW

- Easy access to I-88, Rt. 56 and Rt. 25
- Located in Fox Valley Business Park
- Lower Batavia Electrical Power Cost
- Professional Building Management
- Low Kane County Real Estate Taxes
- High Speed Data and Voice Available

### PROPERTY SPECIFICATIONS

**Total Building Size**  
12,410 SF

**Year Built**  
1990

**Clear Height**  
15'

**Construction Type**  
Masonry

**Parking**  
Abundant

**Total Available**  
2,718 SF – 9,417 SF

**Lease Rate**  
\$7.25 / SF NNN + \$2.25 Op Ex

**2 Months  
Free Rent**



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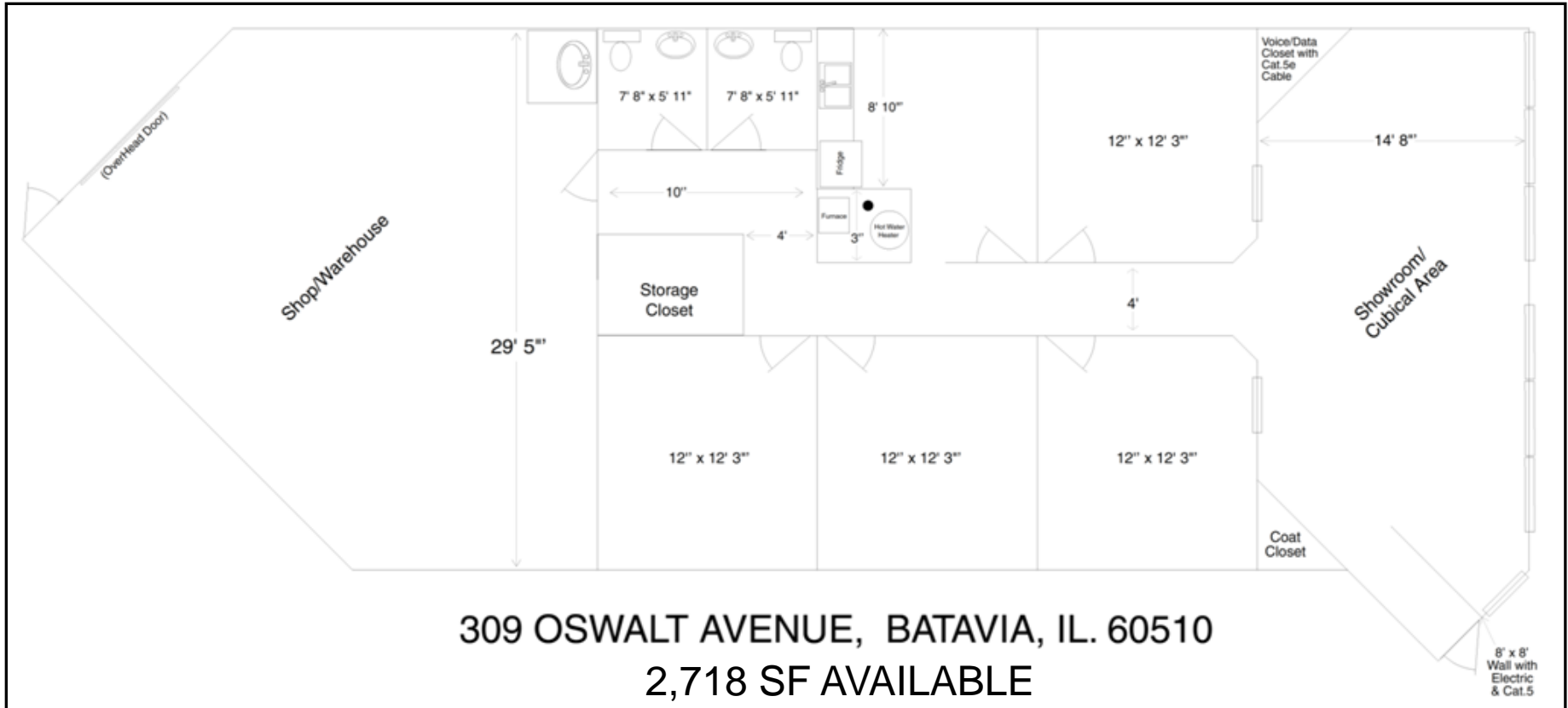
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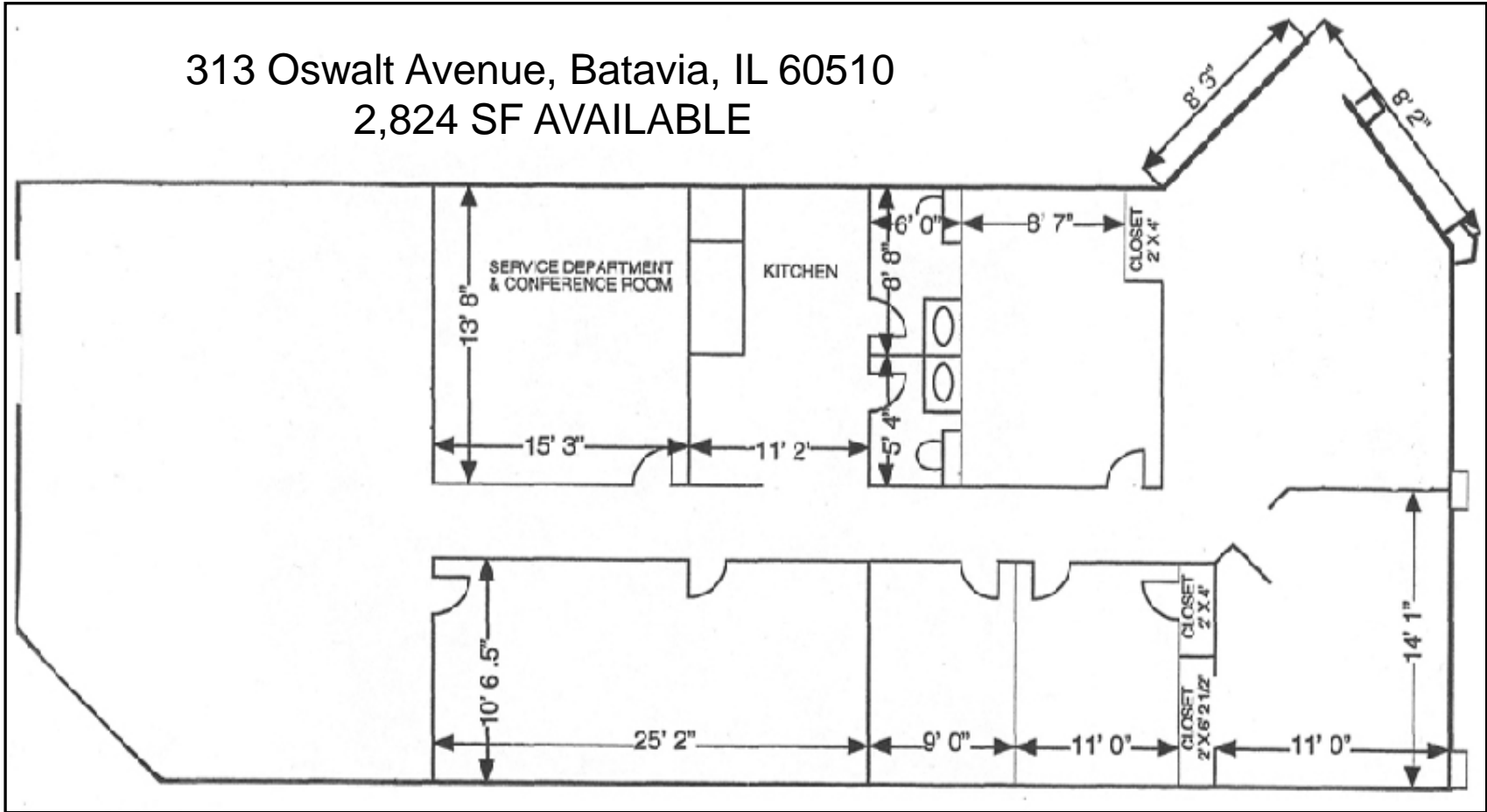
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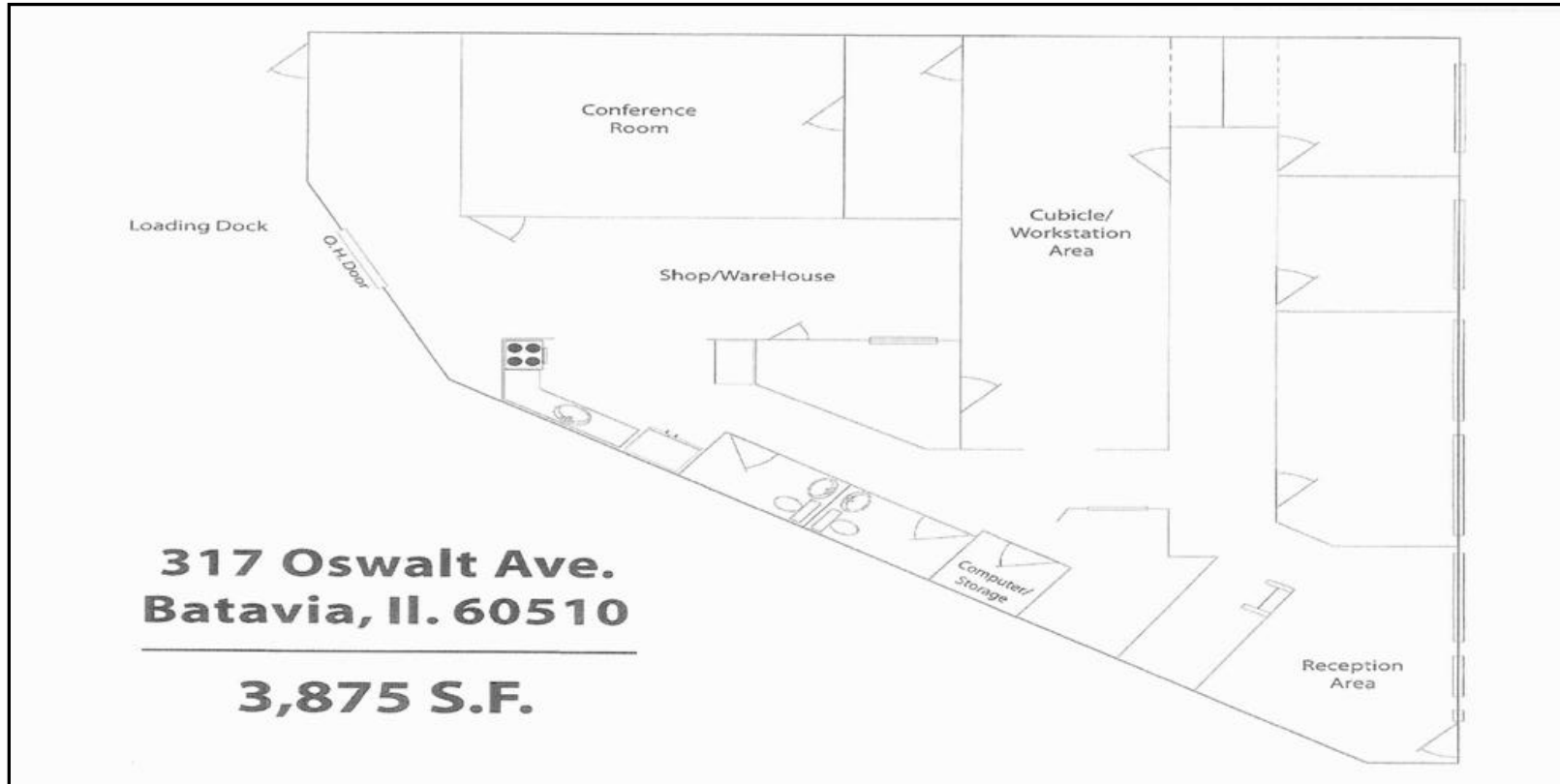
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