

**FLEX / INDUSTRIAL BUILDING**  
**\*AVAILABLE for LEASE\***

**FOX VALLEY BUSINESS PARK**  
**305 – 317 Oswalt Ave, Batavia, IL 60510**

<b>Available Space:</b>	<b>2,718 SF – 9,417 SF</b>
<b>Total Building Size:</b>	12,410 SF
<b>Leased Units / Size:</b>	Unit 305 – 2,993 SF Leased
<b>Stories:</b>	Single Story
<b>County:</b>	Kane
<b>Construction Type:</b>	Masonry
<b>Year Built:</b>	1990
<b>Heating:</b>	Gas
<b>Ceiling Clear Height:</b>	15'
<b>Loading:</b>	One (1) Dock with Levelator and one (1) Drive-In Bay
<b>Sprinkler:</b>	Yes
<b>Lighting:</b>	Fluorescent
<b>Power:</b>	200 amps
<b>Water / Sewer:</b>	City
<b>Parking:</b>	Abundant Parking
<b>Zoning:</b>	Industrial / Office
<b>Lease Rate:</b>	<b>\$7.25 / SF NNN + \$2.25 / SF Operating Expenses</b>
<b>Free Rent:</b>	<b>2 MONTHS FREE RENT</b>
<b>Offered / Possession:</b>	For Lease Only / Immediate
<b>For Sale:</b>	Subject to Offer
<b>Comments:</b>	<ul style="list-style-type: none"><li>• Convenient Access to I-88, Rt. 56 and Rt. 25</li><li>• Located in the Fox Valley Business Park</li><li>• Batavia Electrical Power is Approximately 25% less</li><li>• Professional Building Management</li><li>• Multi-Tenant Four (4) Unit Building</li><li>• Low Kane County Real Estate Taxes</li><li>• High Speed Data and Voice Available</li></ul>

**CONTACT: Rich Antczak, RECS 630-747-5282 or Daniel Dakhil 312-237-1029**  
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Sustainable Intelligence™

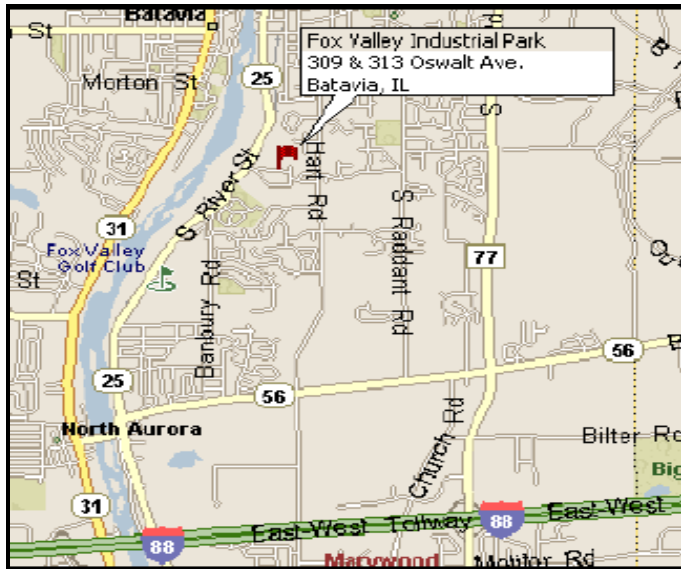
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# AVAILABLE: Flex / Industrial Space for Lease

## Fox Valley Business Park

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### 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

**Parking**  
Abundant

**Year Built**  
1990

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

**Clear Height**  
15'

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

**Construction Type**  
Masonry

**2 Months  
Free Rent**



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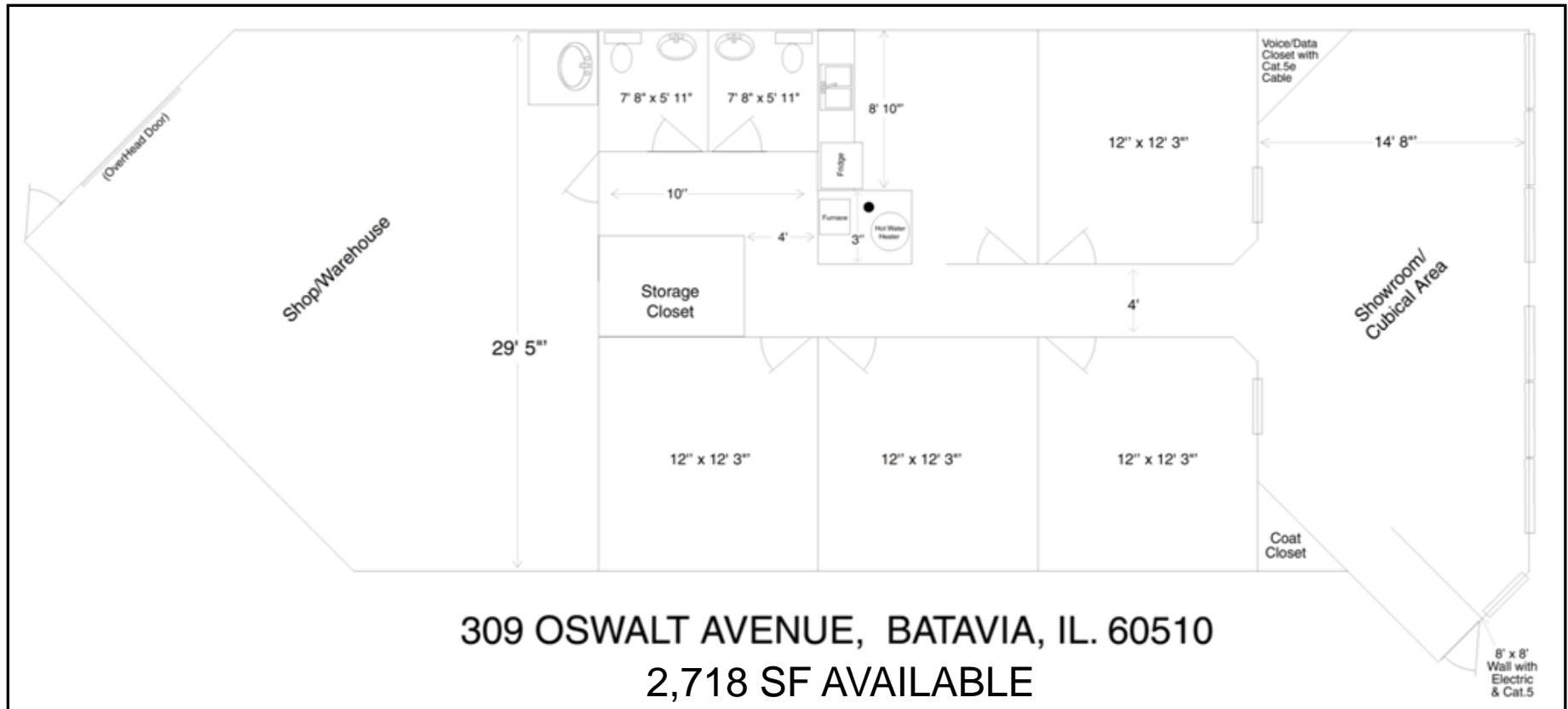
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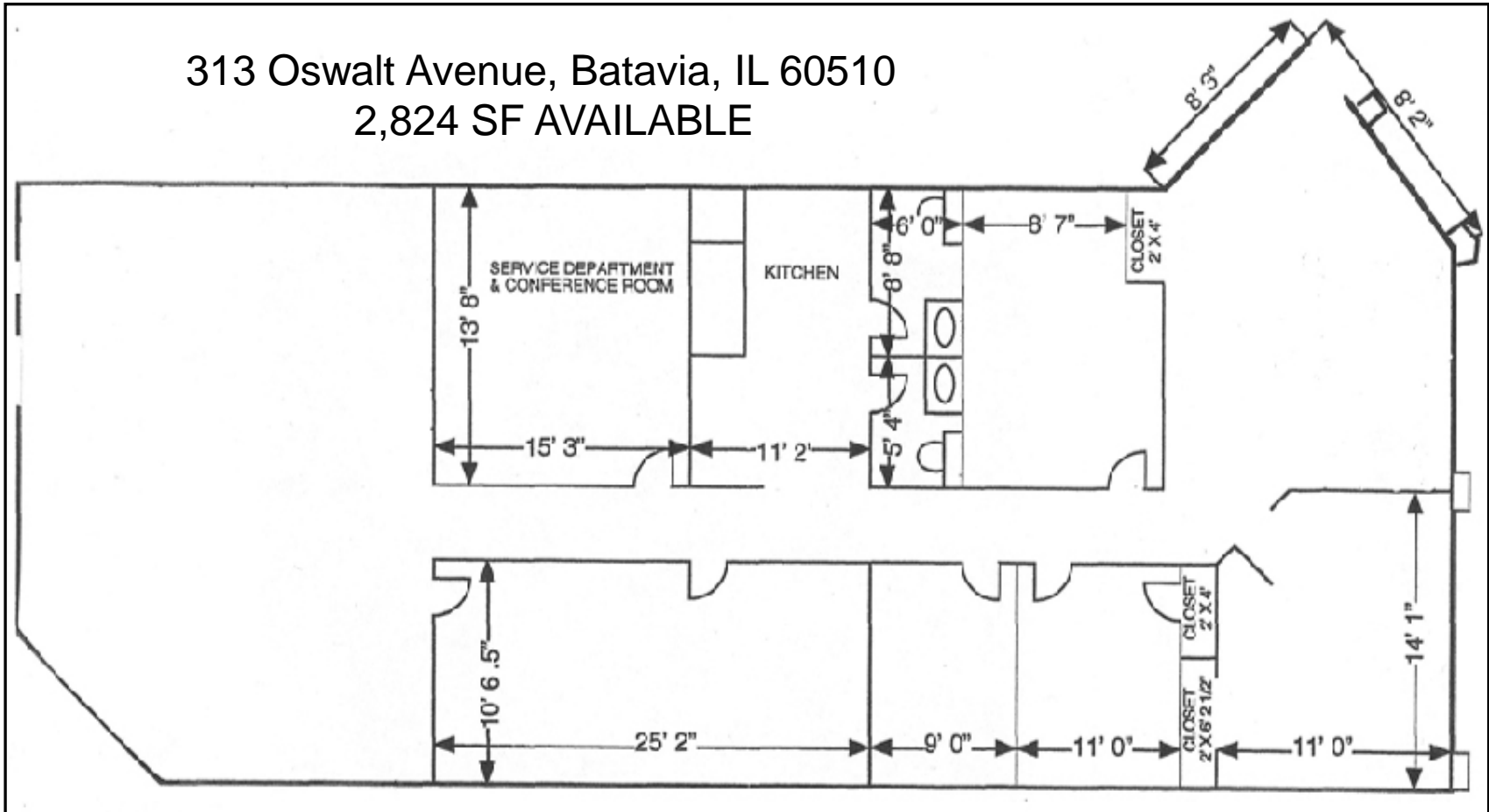
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**For More Information  
Contact Exclusive Agent:**

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