

FLEX / INDUSTRIAL BUILDING
AVAILABLE for LEASE

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

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

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