

An aerial photograph of the Batavia Business Park in Illinois. The image shows a cluster of industrial buildings with white and grey roofs, interspersed with green grass and parking lots. A prominent red circle is drawn around a specific area in the center-right of the image, which appears to be a large, mostly empty lot or a building under construction. Several white concentric circles are overlaid on the image, centered on the red circle, creating a ripple effect. The top of the image is partially obscured by a dark banner containing text.

A Targeted Opportunity For Your Business

Batavia Business Park
Batavia, Illinois

northern



JONES LANG
LASALLE®

Real value in a changing world

A Unique Build-to-Suit Opportunity

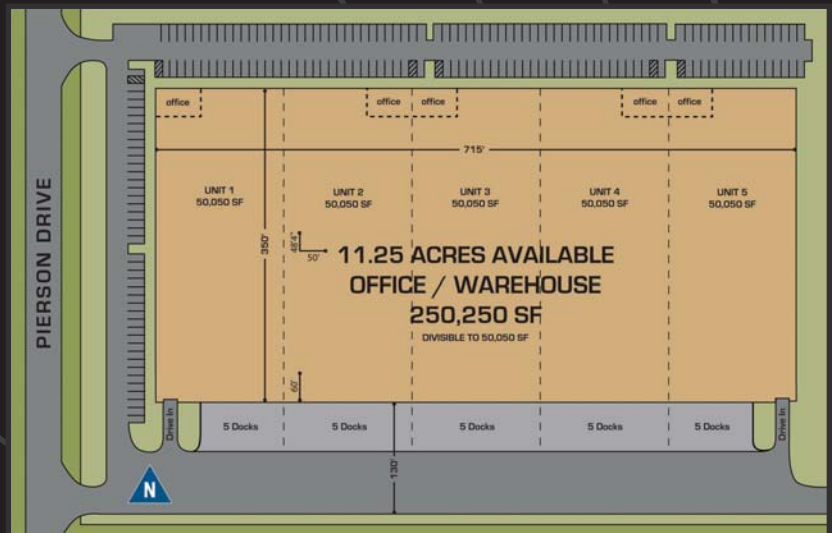
250,250 s.f. divisible to 50,050 s.f.



- New construction divisible to 50,050 s.f.
- Office space to-suit
- Zoning allows for warehouse, manufacturing, outside storage, and light assembly
- Convenient access to Route 64 (North Ave) and I-88
- 30' clear height

Jones Lang LaSalle and Northern builders proudly presents this new build to suit development opportunity in the Batavia Business Park. The 11.25 site can accommodate up to 250,250 s.f. and can be divisible to 50,050. The site can accommodate trailer parking, has 35 dock doors and 30' clear. The development is ideal for a high image corporate headquarters, warehouse distribution, manufacturing or the local user.

The 250,250 square foot facility is located on Pierson Road in Batavia, IL. Although Batavia is known for its small town charm, it is home to over 200 Manufacturing, Warehouse and Research companies as well as home to Fermi Lab. The town is known for its progressive planning and community support which provides our clients the ability to excel and expedite their development.



northern



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