

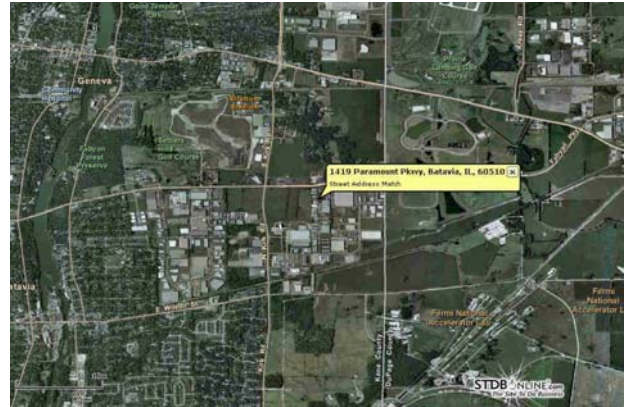
1419 Paramount Parkway

Batavia, IL

Industrial Condo

Property Information:

- 5,000+/- square feet
- Sprinklered
- Heavy Power
- Sound-proof Office
- 12'x14' OHD
- Ample parking
- Convenient to I- 88
- General Industrial (I-2) Zoning



Property Highlights:

Industrial Condo priced to sell! 25% ownership in common area. Owners share maintenance responsibilities. No monthly association dues. Low taxes. Great access to I-88 via Kirk Road, and to Roosevelt Road via Fabyan Parkway. Office is sound-proofed as recording studio. Heavy power, compressed air, exhaust, and energy efficient lighting. Great for storage, contractors, machine shop, fabrication shop, or other industrial uses. Motivated Seller!



PRICE: \$65.00/ sq. ft.

For more information contact:

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www.icricorp.com

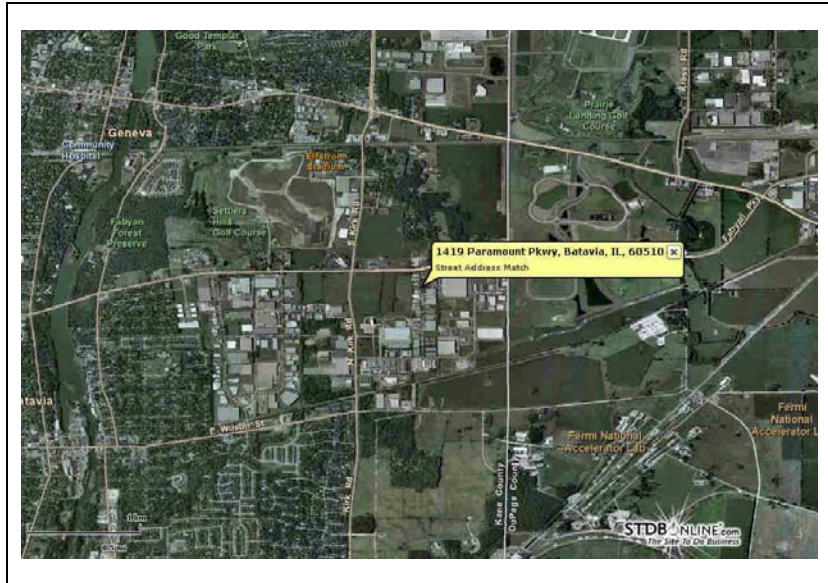
**Industrial
Commercial
Realty &
Investment**

FOR
SALE

INDUSTRIAL COMMERCIAL REALTY AND INVESTMENT

PROPERTY FACT SHEET

Type of Property:	Industrial Condo	Pin:	12-13-126-041
Address:	1419 Paramount Parkway, Batavia, IL 60510 Geneva Township Kane County		
Total Building Size:	20,000 sf/5,000 sf	Asking Price:	\$65.00/sf
Available Space:	1 Unit	Total Asking Price:	\$325,000.00
Lot Square Ft:	Common	Annual Taxes:	\$8,086.86
Office Area:	354 sq. ft.	2010 Assessor Value Est.:	\$344,545
Bathroom:	2 -- 1 with shower	Association Fees:	None
Zoning:	I-2 General Industrial	Possession:	Closing
Present Use:	Tool & Die Shop	Nearest Interstate:	I-88 at Kirk Road & at Route 59
Parking Spaces:	25%	Nearest Airport:	DuPage
Built:	1987	Highway Access:	Kirk Road & Fabyan Parkway
Construction:	Metal	Security System:	None
Utilities Onsite:		Roof Age:	Unknown
Gas	Nicor	Dimensions:	50'x100'
Electric	Batavia Municipal	Internet:	
Water	Batavia	Location:	
Waste	Owner Choice		
Sewer	Batavia		
Heat:	GFA ceiling mounted in Whse		
HVAC:	Office		
Sprinkler:	Yes		
Power:	440 V 3-Phase		
Docks:	None		
Doors:	One 10'x10' per unit (3 total)		
Clear Height:	16' (eaves) to 20' (peak)		
County:	Kane		
Township:	Geneva		



31 W. Downer Place, Suite #306, Aurora, IL 60506
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