

FOR SALE

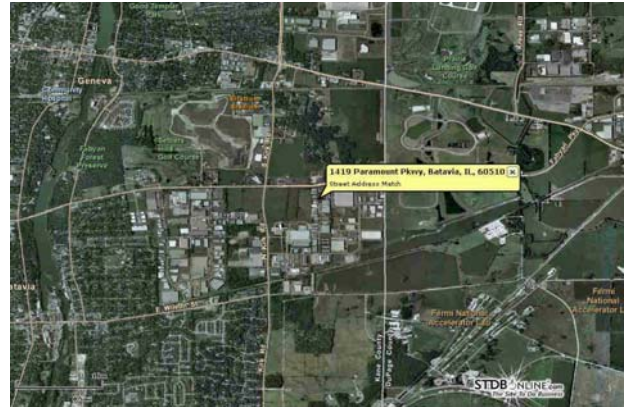
# 1419 Paramount Parkway

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



**PRICE: \$299,999**

### 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!

For more information contact:

John Schutzius

Office: 630-264-9760

Fax: 630-264-9761

Email: [jrs@icricorp.com](mailto:jrs@icricorp.com)

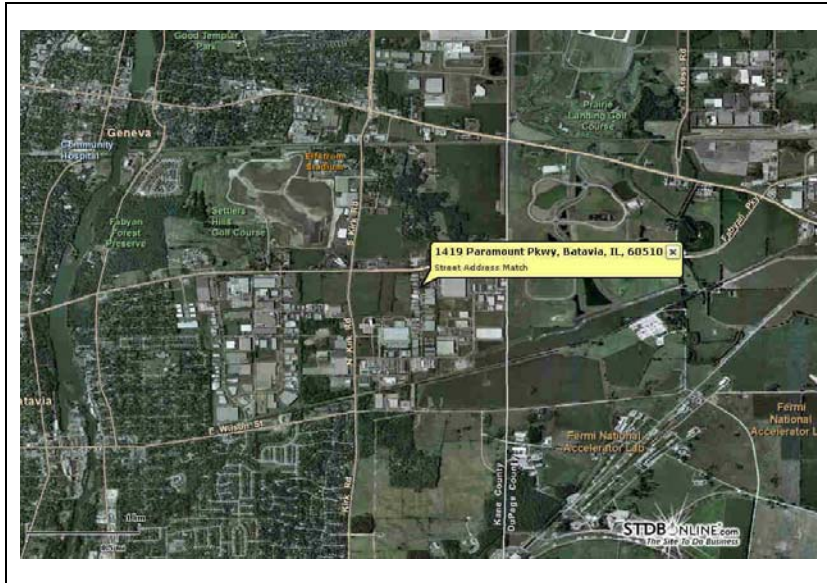
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**Industrial  
Commercial  
Realty &  
Investment**

# 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:	\$60.00/sf
Available Space:	1 Unit	Total Asking Price:	\$299,999.00
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-1	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  
 (630) 264-9760 Fax (630) 264-9761

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