



# 950 Douglas Road Batavia, Illinois

Available For Sale or Lease

For additional information,  
please contact:

Cory E. Ramey  
Vice President  
cramey@darwinrealty.com

or

Matthew Lewandowski  
Vice President  
mlewandowski@darwinrealty.com

### Building Specifications

Building Size:	134,400 SF (Divisible)
Office:	To Suit
Land:	6.55 Acres
Ceiling Height:	30' Clear
Loading:	16 Exterior Docks 2 Drive-in Doors
Power:	1200 Amps / 480 Volts
Parking:	126 Cars (expandable)
Trailer Parking:	18 Spots
Column Spacing:	40' x 48' (60' staging bay)
Sprinkler:	Yes (ESFR)
Real Estate Taxes:	\$0.85 psf (est.)
CAM	\$0.37 psf (est.)
Lease Rate:	\$4.50 psf Net
Sale Price:	Subject to Offer

### Comments

- Owned and managed by Panattoni
- Divisible to 30,000 square feet
- Excellent manufacturing and distribution building

970 N. Oak Lawn Avenue  
Suite 100  
Elmhurst, IL 60126

Tel: 630-782-9520  
Fax: 630-782-9531  
www.darwinrealty.com



Submitted subject to error, change in status, or withdrawal without notice.



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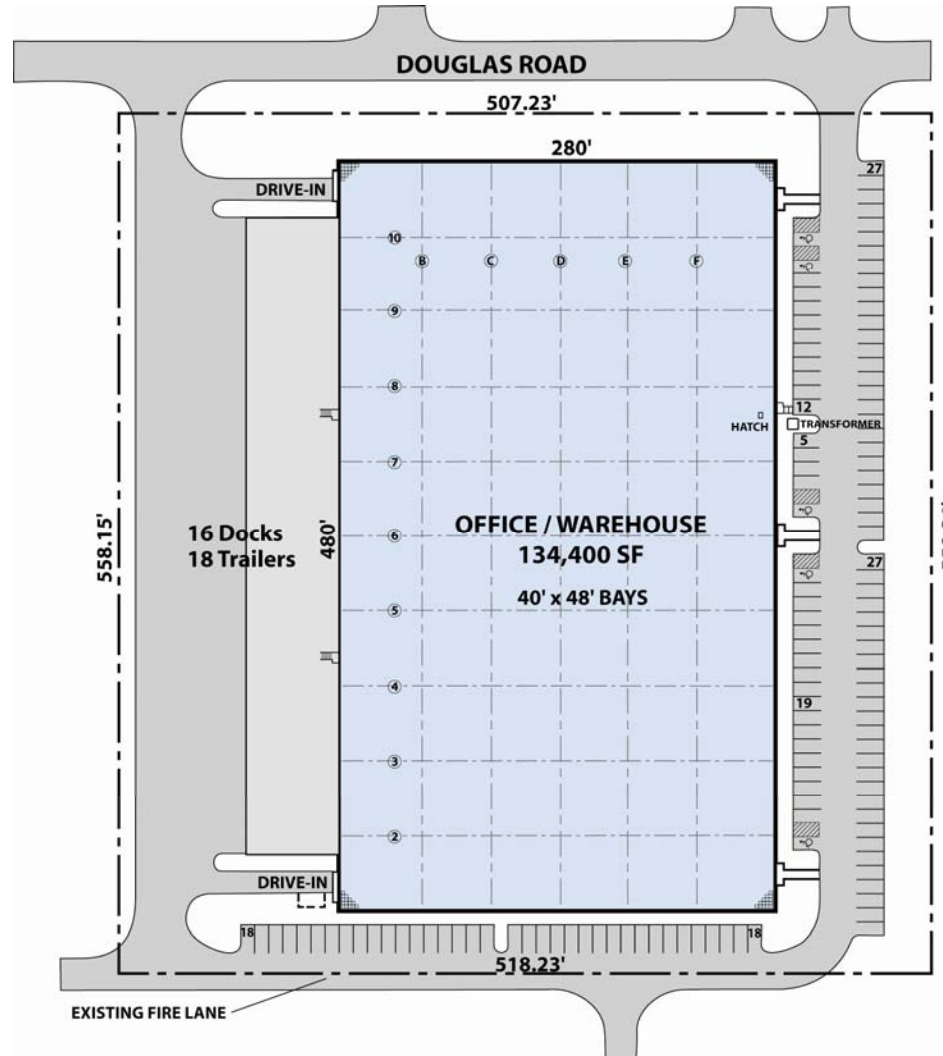
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## LAYOUT



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