



# Available

## 11.25-acre build-to-suit in Batavia Business Park

### Property features

- 11.25 acres
- 250,250 s.f. (divisible to 50,050 s.f.)
- 32' clear height
- 25 dock doors (expandable)
- 100 automotive parking spaces (expandable)

### Property highlights

- Office space to-suit
- Power to-suit
- Trailer parking
- M-1 zoning allows for warehouse, manufacturing, outside storage, and light assembly

1252 Pierson Drive  
Batavia, IL 60510

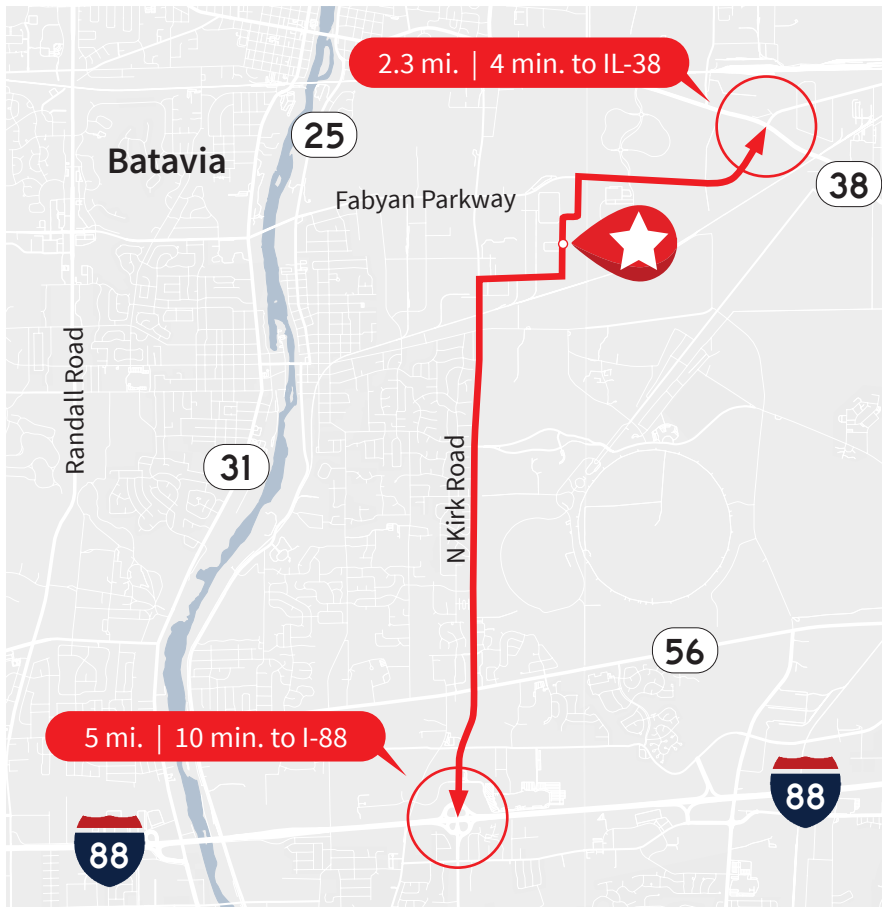
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Dominic Carbonari  
+1 630 248 9354  
[dominic.carbonari@am.jll.com](mailto:dominic.carbonari@am.jll.com)

Frank Griffin  
+1 847 638 3300  
[frank.griffin@am.jll.com](mailto:frank.griffin@am.jll.com)

Kate Coxworth  
+1 312 450 5655  
[kate.coxworth@am.jll.com](mailto:kate.coxworth@am.jll.com)

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## Location features

IL-38 / Roosevelt Road:	2.3 mi   4 min
I-88 via N Kirk Road:	5 mi   10 min
O'Hare Airport:	37 mi   40 min
Downtown Chicago:	40.4 mi   53 min
Midway Airport:	43.6 mi   53 min

Dominic Carbonari  
 +1 630 248 9354  
[dominic.carbonari@am.jll.com](mailto:dominic.carbonari@am.jll.com)

Frank Griffin  
 +1 847 638 3300  
[frank.griffin@am.jll.com](mailto:frank.griffin@am.jll.com)

Kate Coxworth  
 +1 312 450 5655  
[kate.coxworth@am.jll.com](mailto:kate.coxworth@am.jll.com)