

**20,302 SF
AVAILABLE FOR LEASE**



**401-431 N. RADDANT ROAD
BATAVIA, ILLINOIS 60510**

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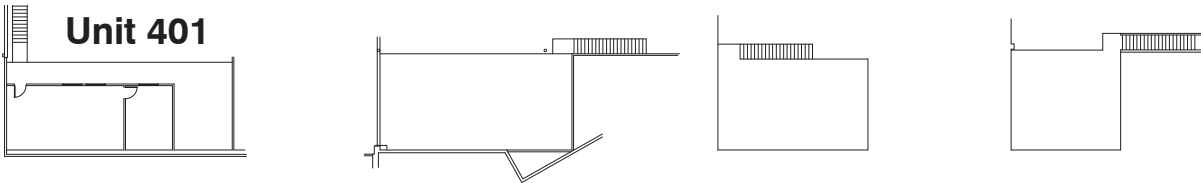
Professionally Managed By:



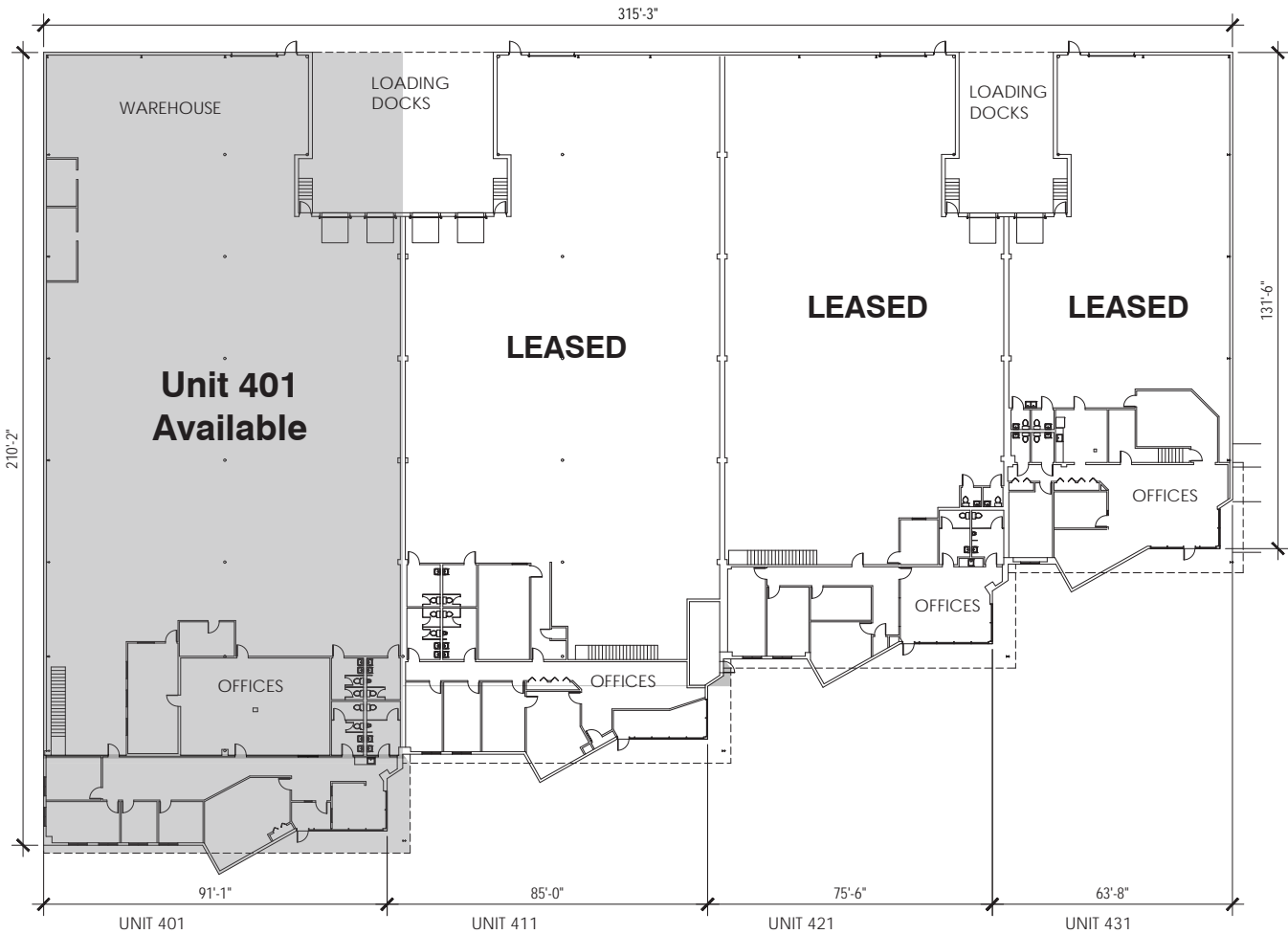
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2 MEZZ. FLOOR PLANS
1/32" = 1'-0"



1 MAIN FLOOR PLANS
1/32" = 1'-0"



BUILDING SPECIFICATIONS:

BUILDING SIZE:	57,115 SF
CLEAR HEIGHT:	±22'
PARKING:	Ample
COMMENTS:	<ul style="list-style-type: none">› Owned and Managed by Venture One Real Estate› Warehouse Walls Painted White› Preferred Corner Unit



UNIT SPECIFICATIONS:

UNIT:	401
UNIT SIZE:	±20,302 SF
OFFICE:	±3,700 SF
UNIT PARKING:	19 Stalls Plus Additional Parking at Rear of Building
DOCKS:	2
DRIVE-IN DOORS:	1
POWER:	400 A / 480 V
MEZZANINE:	1,273 SF*
MODIFIED GROSS RENT:	\$13,450 / Month (\$7.95 PSF Modified Gross)

*Concrete poured above office area (not included in Square Footage)



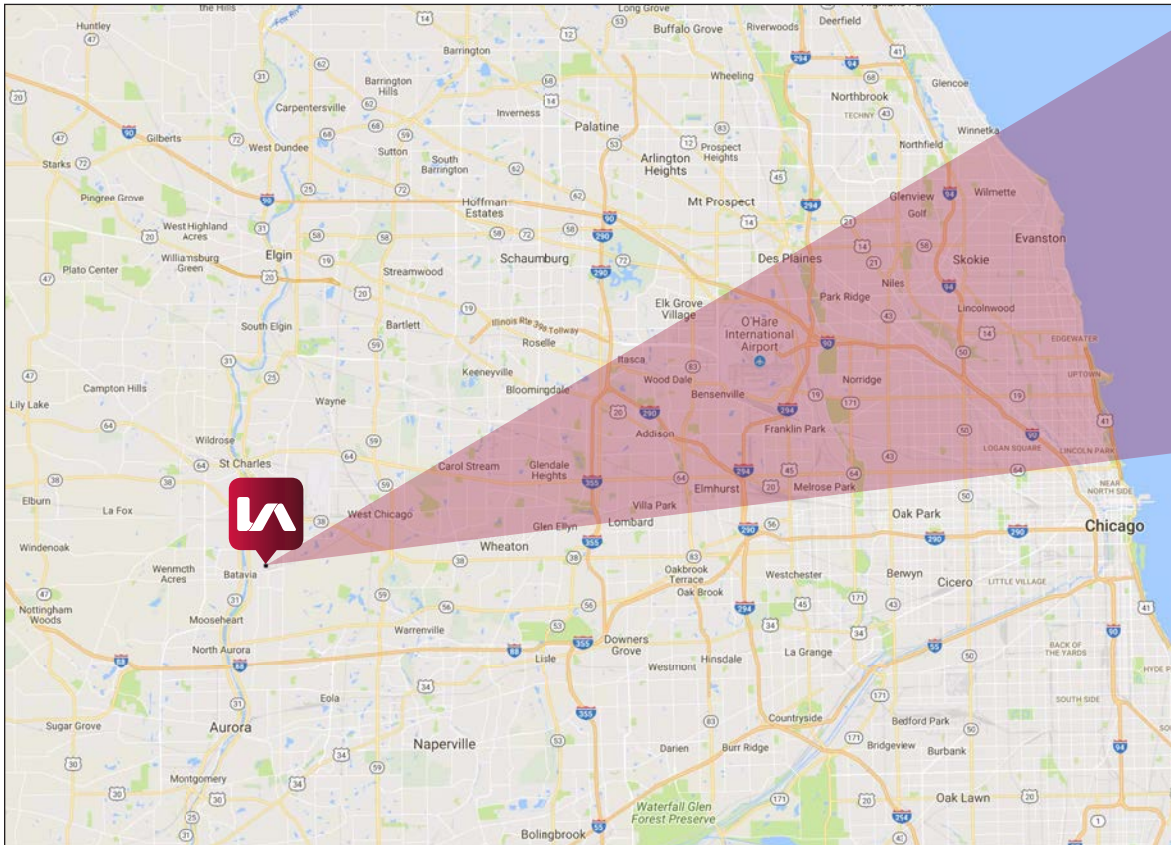
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