NEW Freestanding 36,100 SF Speculative Building
FOR LEASE

SIZE:
Building: 36,100 SF
Site: 2.23 Acres
Office: 2,700 SF

LOCATION:
Building is located at the southwest corner of Nagel Blvd and Orion Road.

ADDRESS:
1475 Nagel Blvd, Batavia IL

SUMMARY:
CORNER LOCATION! New Spec Building located in the Nagel Business Park; ½ mile west of Kirk Road off of Fabyan Parkway. Completion planned for Q2 2019. Office is fully decked with 2 1/2" poured concrete. 60-Car Parking!

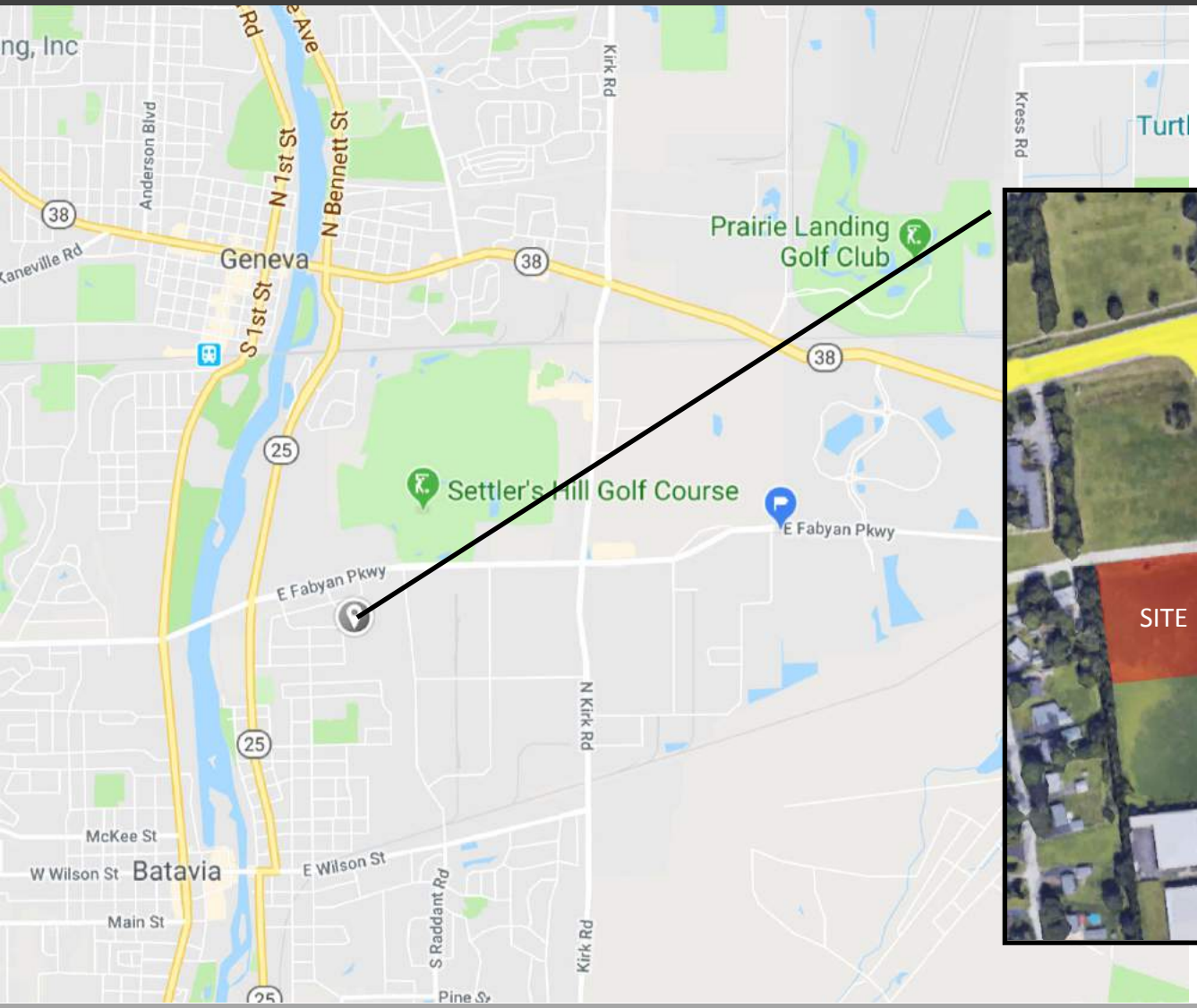
MORKEN & ASSOCIATES

MORKEN & ASSOCIATES
1888 E. Fabyan Parkway
Batavia, IL 60510
www.morkenassociates.com

Steve Morken
Managing Broker
630-567-7800 Mobile
smorken@morkenassociates.com

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

LOCATION



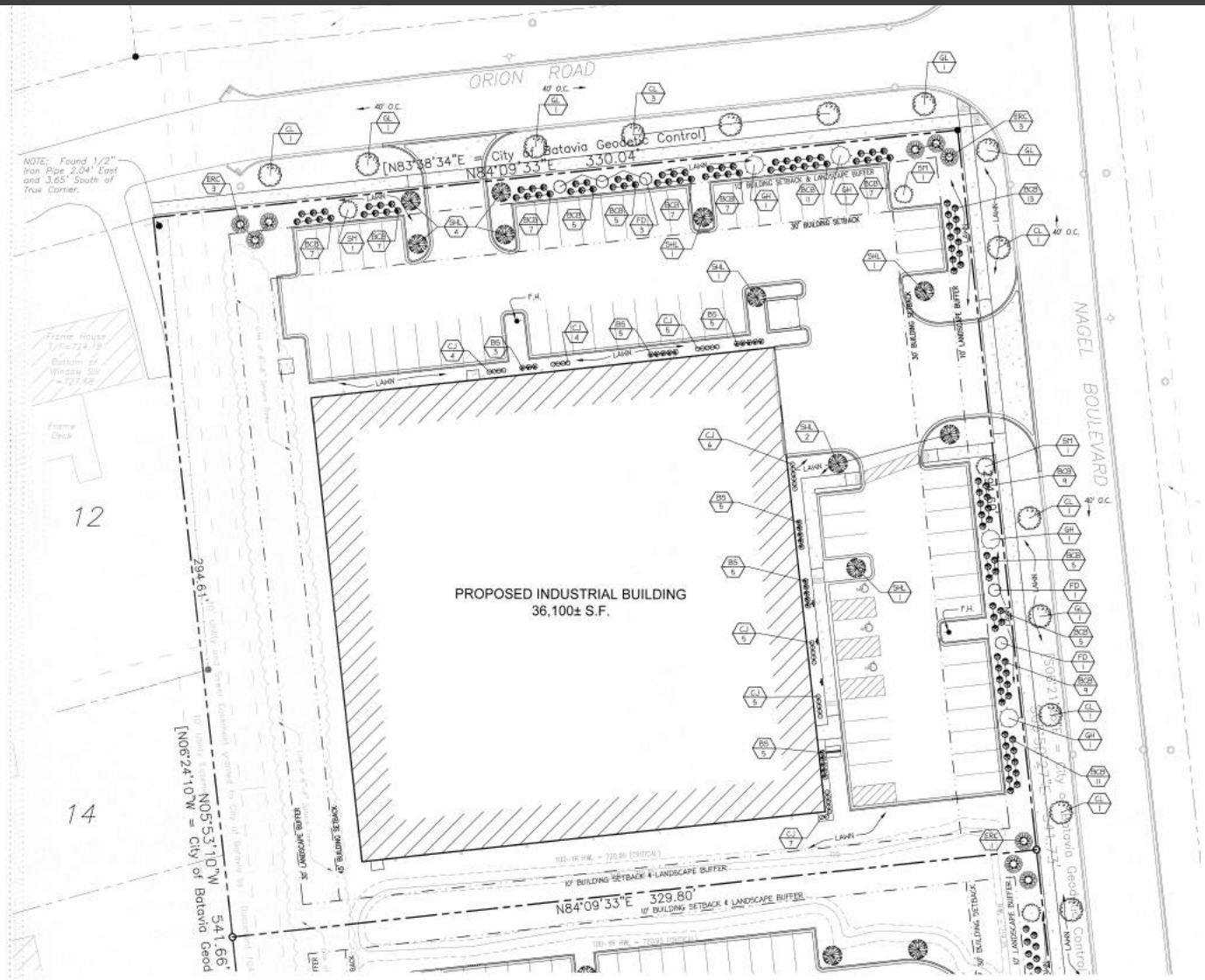
MORKEN & ASSOCIATES

MORKEN & ASSOCIATES
1888 E. Fabyan Parkway
Batavia, IL 60510
www.morkenassociates.com

Steve Morken
Managing Broker
630-567-7800 Mobile
smorken@morkenassociates.com

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

SITEPLAN

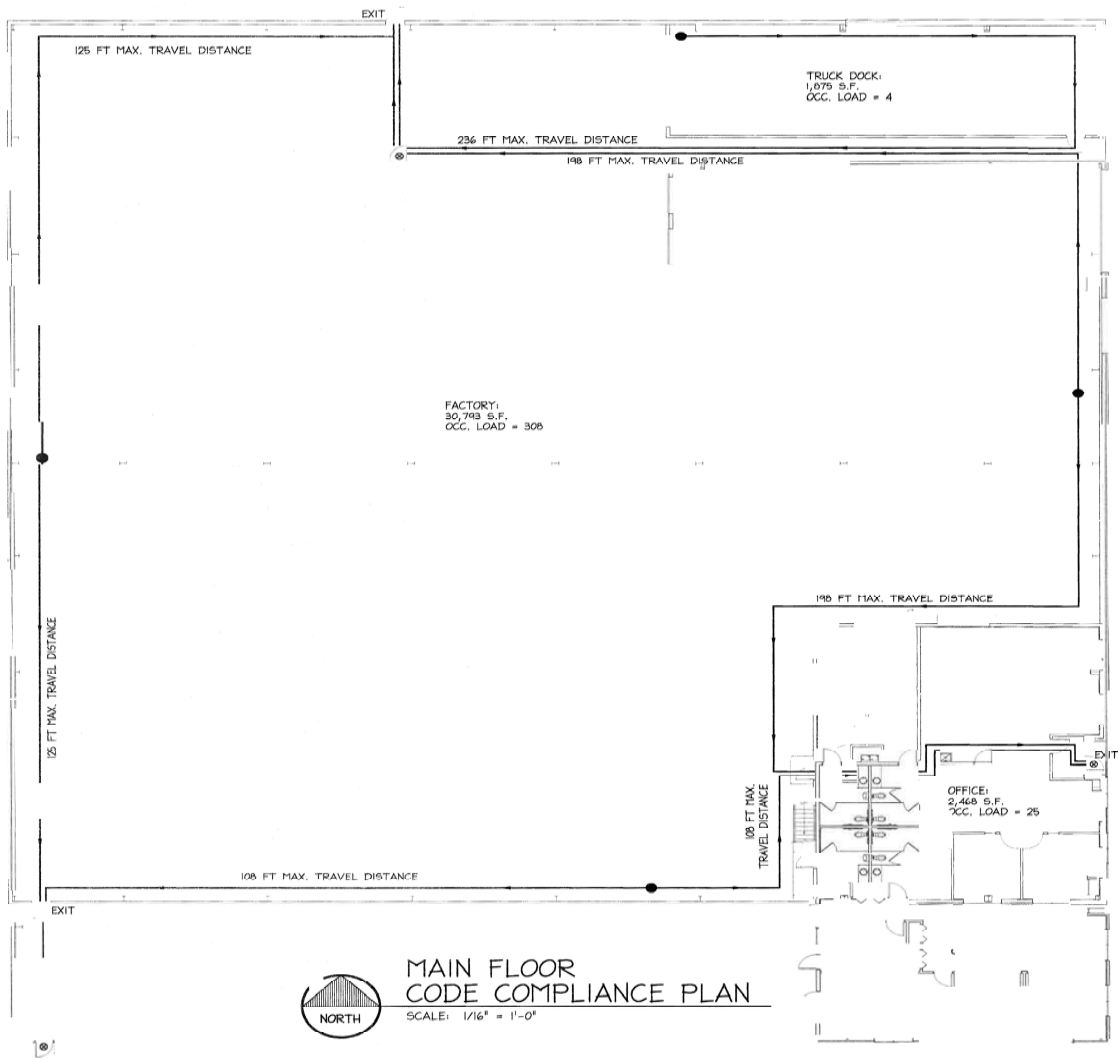


MORKEN & ASSOCIATES
1888 E. Fabyan Parkway
Batavia, IL 60510
www.morkenassociates.com

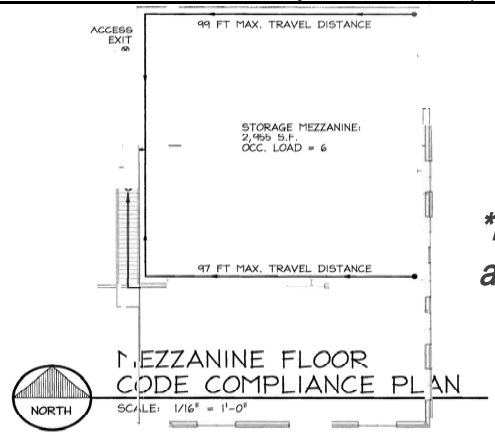
Steve Morken
Managing Broker
630-567-7800 Mobile
smorken@morkenassociates.com

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

FLOORPLAN AND BUILDING DETAILS



1475 Nagel Blvd, Batavia	
Building:	36,100 SF
Site:	2.23 Acres
Office Area:	2,700 SF
Office Details:	Large general office, 3 private offices, conference room, lunchroom, shop office, 4 washrooms.
Loading:	(2) Interior truck docks w/ levelers, 12' x 14' DID w/ floor drain & triple-catch basin!
Ceiling Height:	22' eave height
Power:	800 Amps @277/480 Volt 3 phase
Lighting:	T-5 LED Fixtures
Sprinklered:	Fully - wet system
Lease Price:	$5.95 psf Net
Taxes (est):	$1.50 psf
Available:	By Agreement
Comments:	CORNER LOCATION! New Spec Building – located in the Nagel Business Park; ½ mile west of Kirk Road off of Fabyan Parkway. Completion planned for Q2 2019. Office is fully decked with 2½" poured concrete. 60-Car Parking!



**Full architectural prints available upon request*

MORKEN & ASSOCIATES

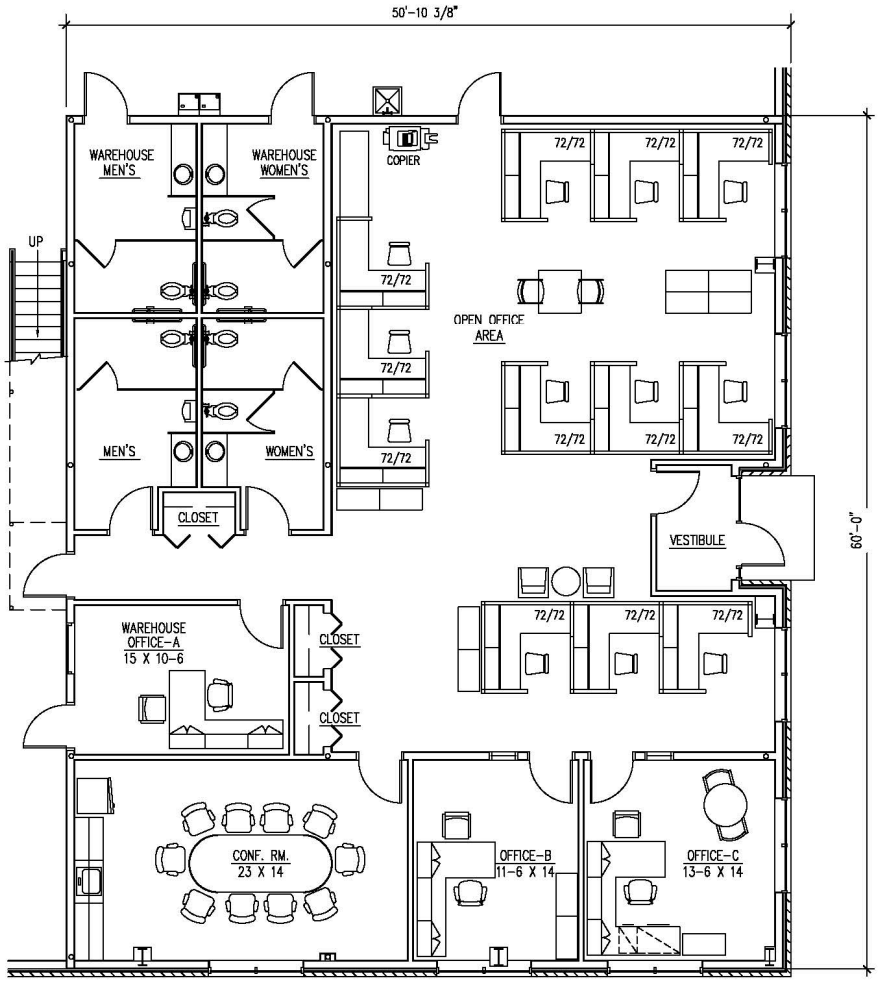
MORKEN & ASSOCIATES
1888 E. Fabyan Parkway
Batavia, IL 60510
www.morkenassociates.com

Steve Morken
Managing Broker
630-567-7800 Mobile
smorken@morkenassociates.com

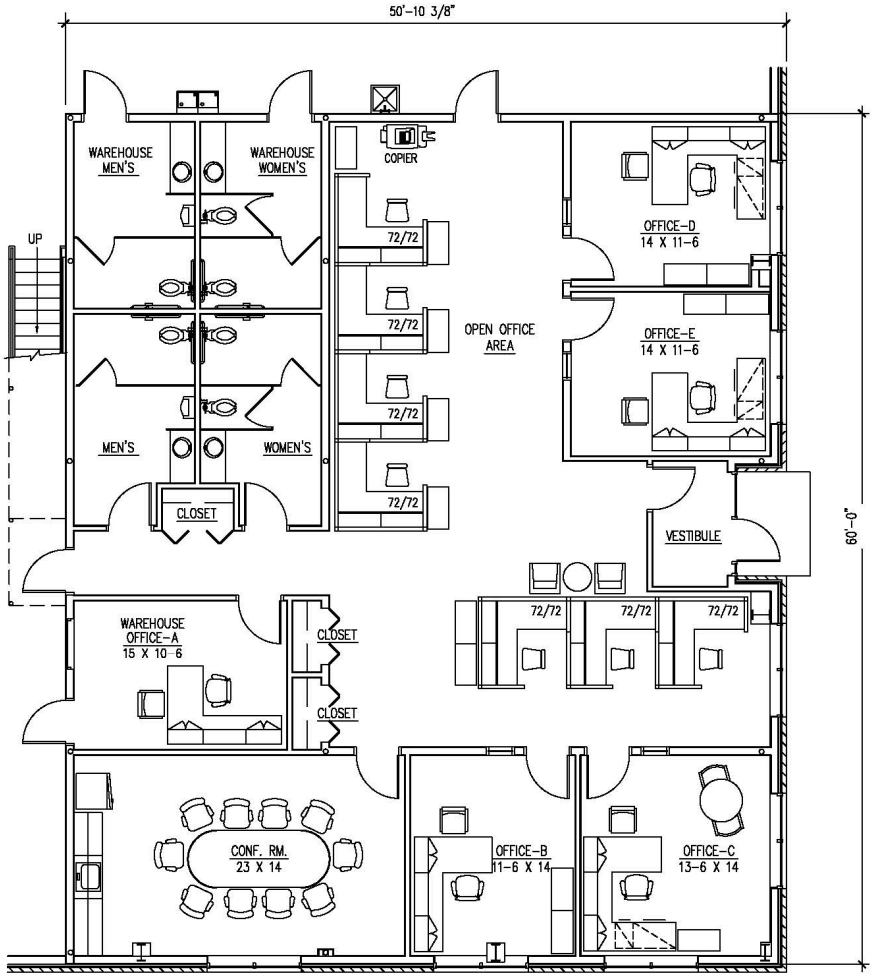
All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

OFFICE FLOORPLAN

Office - Option A



Office - Option B



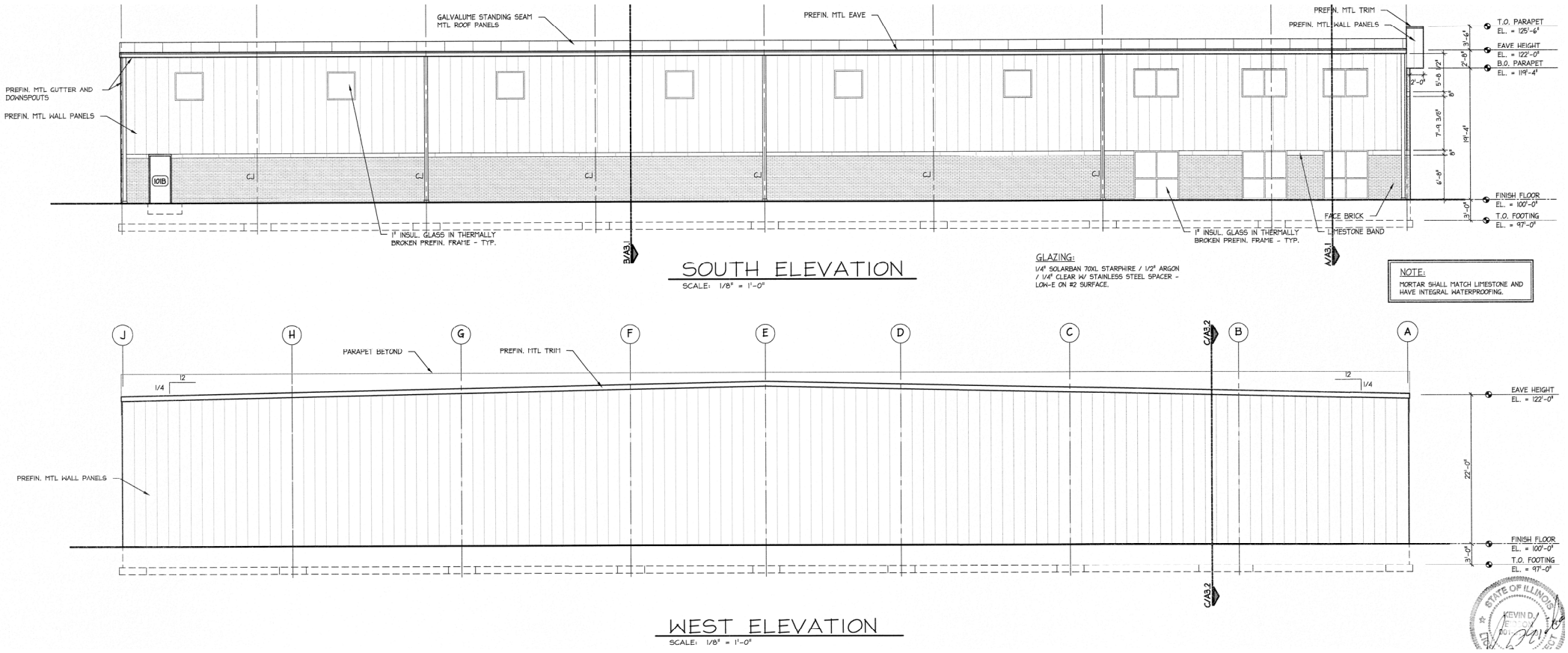
MORKEN & ASSOCIATES

MORKEN & ASSOCIATES
1888 E. Fabyan Parkway
Batavia, IL 60510
www.morkenassociates.com

Steve Morken
Managing Broker
630-567-7800 Mobile
smorken@morkenassociates.com

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

ELEVATIONS



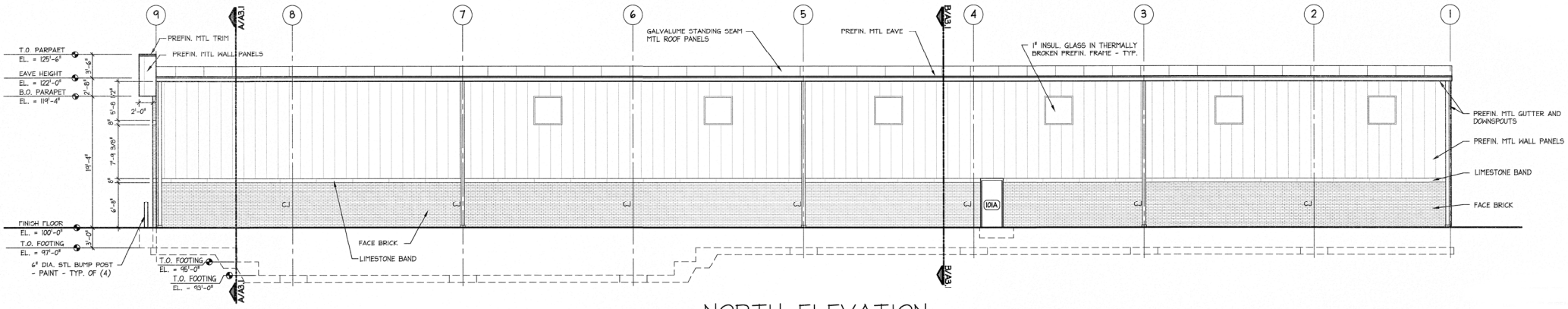
MORKEN & ASSOCIATES

MORKEN & ASSOCIATES
1888 E. Fabyan Parkway
Batavia, IL 60510
www.morkenassociates.com

Steve Morken
Managing Broker
630-567-7800 Mobile
smorken@morkenassociates.com

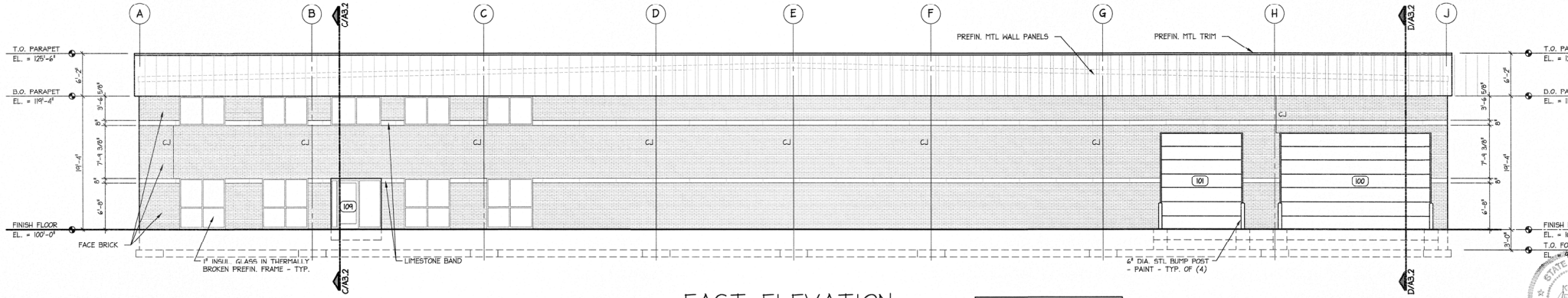
All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

ELEVATIONS - Continued



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

NOTE:
MORTAR SHALL MATCH LIMESTONE AND HAVE INTEGRAL WATERPROOFING.

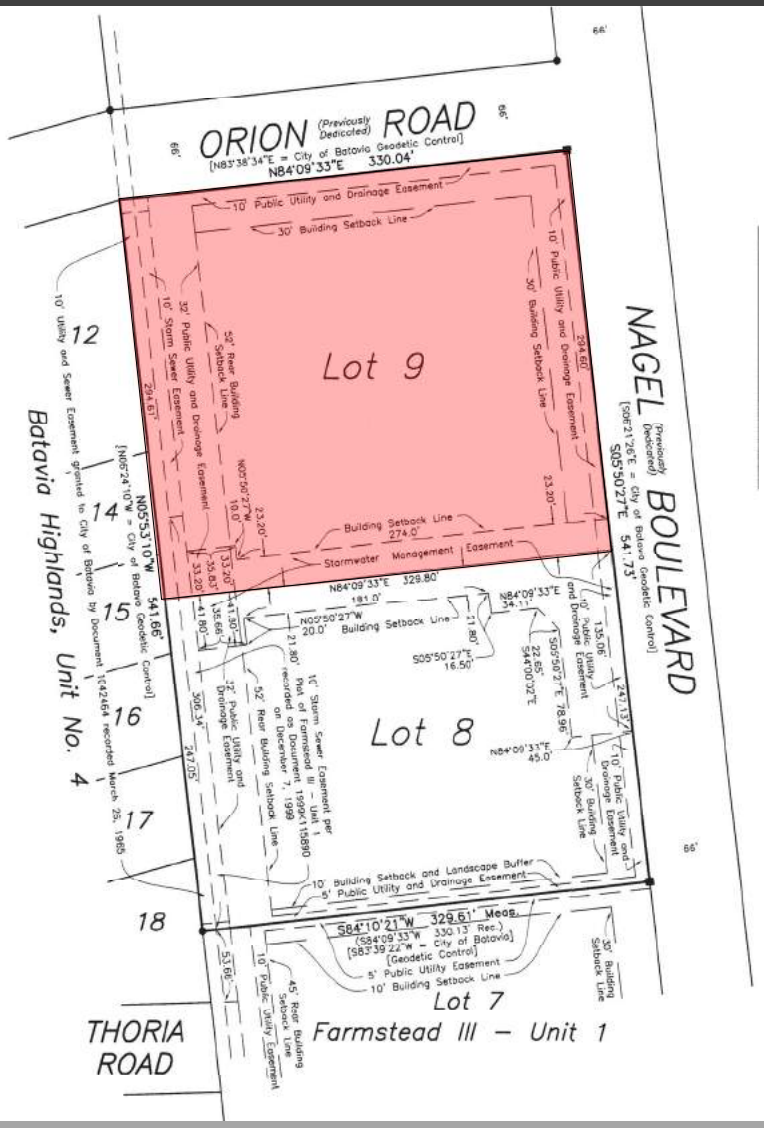
MORKEN & ASSOCIATES

MORKEN & ASSOCIATES
1888 E. Fabyan Parkway
Batavia, IL 60510
www.morkenassociates.com

Steve Morken
Managing Broker
630-567-7800 Mobile
smorken@morkenassociates.com

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.

SURVEY



MORKEN & ASSOCIATES
1888 E. Fabyan Parkway
Batavia, IL 60510
www.morkenassociates.com

Steve Morken
Managing Broker
630-567-7800 Mobile
smorken@morkenassociates.com

All information herein is from sources deemed reliable but not guaranteed accurate. Subject to errors, omissions, and to change of price and terms, prior lease, all without notice. The Listing agent makes no warranties or representations about the information contained in this form, therefore, it is the Tenant's/Purchaser's responsibility to ascertain its requirements and to determine that specifications listed on this listing form are acceptable to the Tenant/Purchaser.