

1806 Hagemann Dr., Batavia, IL

NOW: \$940,000



Property Highlights

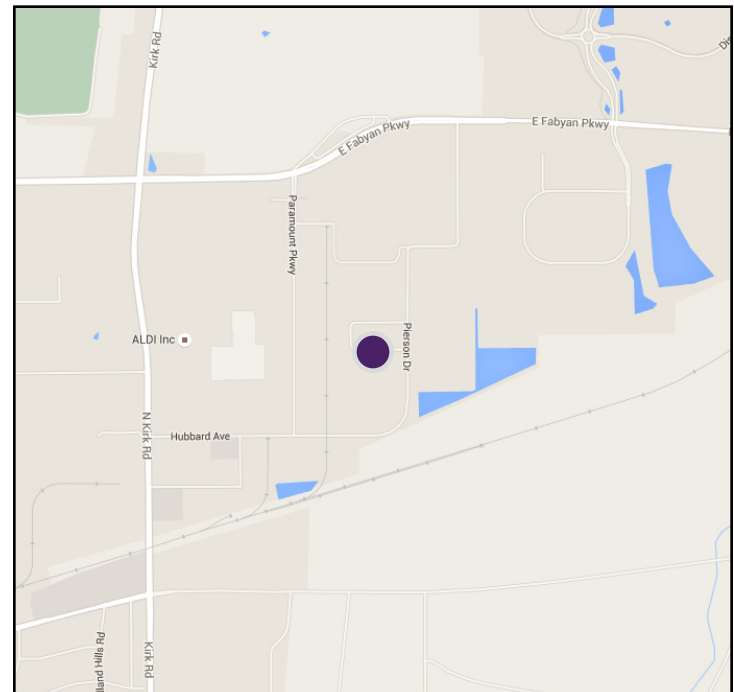
- 5,500 SF single tenant warehouse
- Net leased to fiber optic company
- Tenant since 2014
- New 5-year NNN lease in 2018 with 2.5% annual escalations
- Est. Year 1 NOI: \$71,500
- Avg. 5-Year Cap Rate: 8.0%
- Ceiling Height: 20'
- Loading: five 15' drive-in doors
- Mezzanine with additional space
- Paved area for outdoor storage
- Land Area: 46,174 SF
- Zoning: GI, general industrial
- Taxes (2017): \$11,834

Property Overview

A 5,500 square foot warehouse is 100% triple net leased to a long-term tenant. A fiber optics company signed a new 5-year lease in 2018 for the facility they have occupied since 2014. The building features 20' ceilings and five 15' drive-in doors plus a large paved area for outdoor storage. The new lease commences in March 2019 and includes 2.5% annual increases.

Part of the Tri-Cities area, Batavia is part of the I-88 West Industrial submarket in Chicago. This submarket has very low vacancy and strong rents due to the strong demographic trends and limited development activity.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	521	32,792	134,834
Growth 2018-2023	2.88%	1.67%	1.00%
Households	207	11,972	47,219
Median Income	\$57,499	\$93,116	\$89,986



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