



101 N WASHINGTON ST

Hanover, Illinois
61041

TRI-COUNTY INCENTIVES



**+109K SF INDUSTRIAL WAREHOUSE
ON 30 ACRES For Sale or Lease**

Property Summary

101 NORTH WASHINGTON STREET
Hanover, IL 61041

Offering Overview

SALE PRICE	\$3,700,000
PRICE PSF	\$33.82
LEASE RATE	\$5.95 PSF NNN
TOTAL BUILDING SF	109,412 SF
NUMBER OF UNITS	FIVE (5)
LOT SIZE	30 ACRES
AVAILABLE SF	10,500 - 109,412 SF
FLOORS	FOUR (4) + BASEMENT
CLEAR HEIGHT	18'-25'
DRIVE-IN DOORS	ONE (1)
HIGH DOCKS	FOUR (4)
ELEVATORS	TWO (2)
POWER	5,000 AMP 3 PHASE/480 V
ZONING	I-1
YEAR BUILT	1921
PINS	09-001-317-00 09 001-317-10 09-001-317-20 09-001-317-30

Offering Description

SVN Chicago Commercial is pleased to present **101 N Washington Street** in Hanover, Illinois. This 109,412 SF, four-story industrial warehouse is positioned on 30 acres of land along the beautiful Apple River, which borders the states of Wisconsin and Iowa. Perfect for Owner/User or Investment opportunity. Warehouse/ Distribution and manufacturing uses welcome. **Incentives apply.**

Permitted Uses

Cannabis Cultivation, Extraction, Infusion, Dispensary



Leasing Summary

101 NORTH WASHINGTON STREET
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Leasing Offering

LEASE RATE	\$5.95 PSF
LEASE TYPE	NNN
TERM	NEGOTIABLE
TOTAL SF AVAILABLE	109,412 SF

Available Spaces

SUITE	SIZE
1ST FLOOR	35,192 SF
2ND FLOOR	21,240 SF
3RD FLOOR	21,240 SF
4TH FLOOR	21,240 SF
BASEMENT	10,500 SF

Leasing Description

Option to subdivide or lease the entire building. The lease term is negotiable.



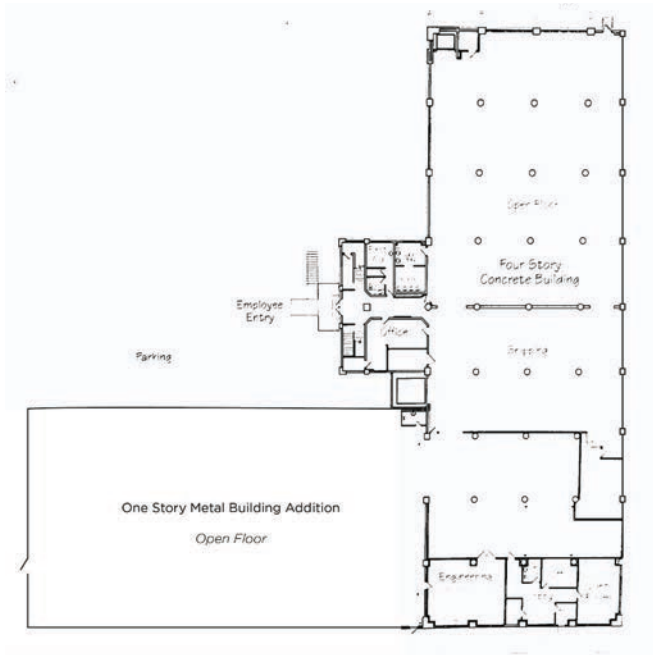
Building Photos

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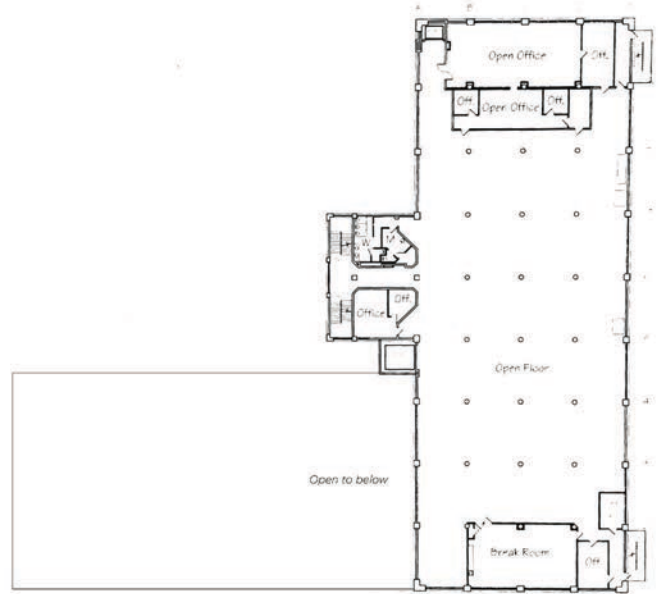


Floor Plans

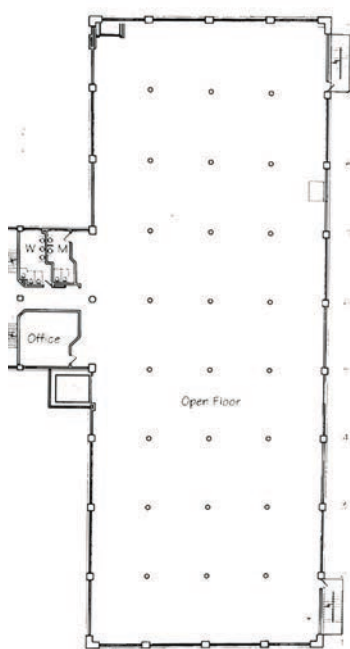
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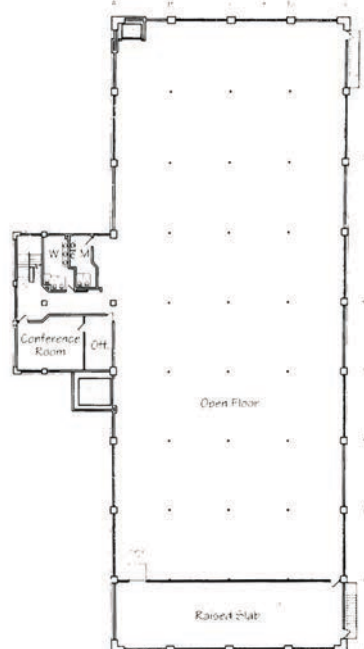
FIRST FLOOR



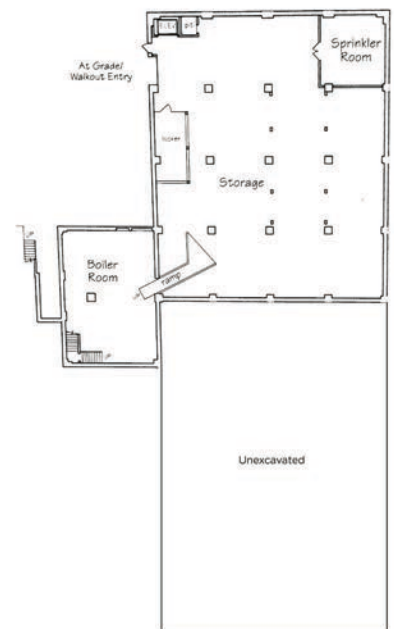
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



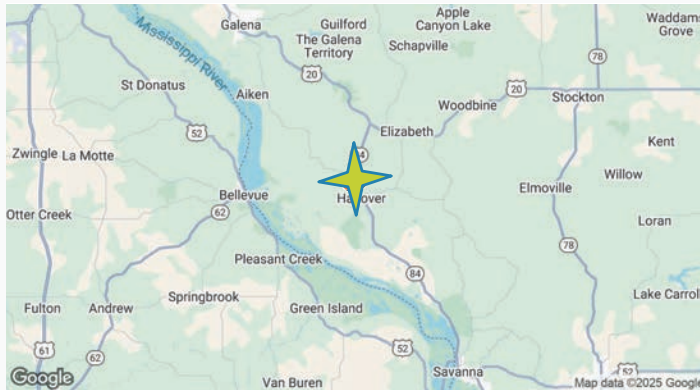
BASEMENT

Location Summary

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Location Snapshot

Hanover, IL is a charming small town in Jo Daviess County, part of Illinois' scenic Driftless Region near the Mississippi River. Located along Illinois Route 84, the property offers convenient access to US-20, connecting to Dubuque, Galena, Rockford, and Chicago, ideal for your industrial needs.



Market Overview

MARKET	FAR NORTHWEST IL [IL/IA/WI TRI-STATE]
SUB-MARKET	HANOVER / GALENA AREA
COUNTY	JO DAVIESS
CROSS STREETS	WASHINGTON ST & JEFFERSON ST

Location Overview

NEARBY CITY	DISTANCE	DRIVE TIME	KEY ACCESS
GALENA, IL	16 MILES NE	±5 MINUTES	US-20
DUBUQUE, IA	33 MILES W	±40 MINUTES	US-20 / IL-84
ROCKFORD, IL	70 MILES E	±1.5 HOURS	US-20
CHICAGO, IL	155 MILES E	±2.75 HOURS	I-90 / US-20

Sub-market Highlights

Strategic Tri-State Location: Draws from Illinois, Iowa, and Wisconsin visitor and workforce bases.

Accessible Tourism Corridor: Sits along the Great River Road National Scenic Byway, linking to Galena and Mississippi River recreation.

Outdoor Recreation Hub: Near Apple River Canyon State Park, Hanover Bluff Nature Preserve, and Mississippi Palisades State Park.

Economic Anchors: Tourism, agriculture, logistics, and light manufacturing sectors sustain local employment.

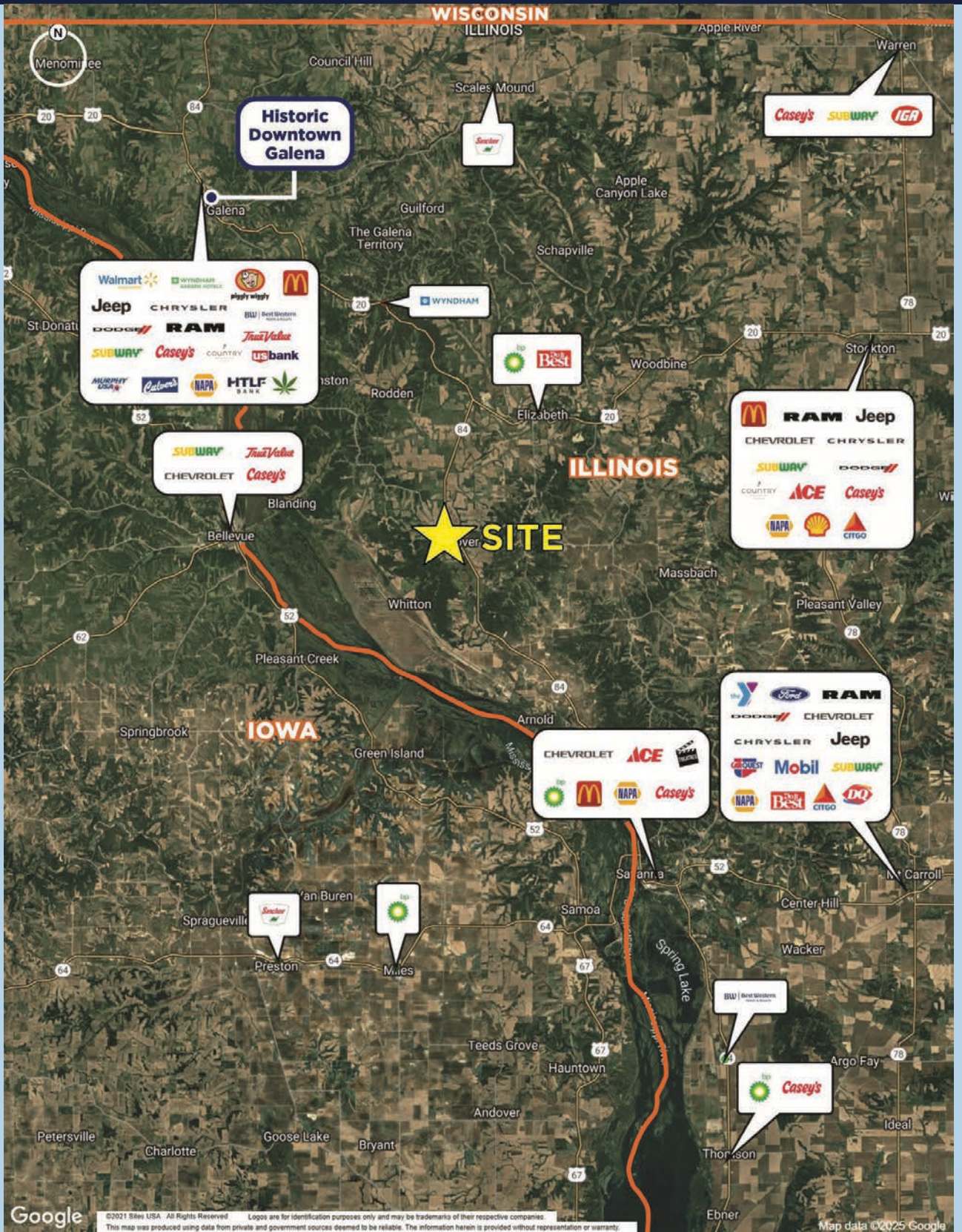
Additional Maps

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Retailer Map

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10-Mile Area Demographics

101 NORTH WASHINGTON STREET
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Population

8,694



No. of Households

3,920



Median Income

\$79,599



Median Age

49.2



Av. HH Size

2.2



HH Mo. Expenditure

\$8,064



Total Businesses

361



Total Employees

2,486



Daytime Population

5,845

Meet the Team



Karen Kulczycki, CCIM, SIOR
SENIOR VICE PRESIDENT
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kkulczycki@svn.com

Karen Kulczycki, CCIM, SIOR is a Vice President with SVN Chicago Commercial, specializing in industrial, retail, and office investment properties throughout Chicagoland's suburban markets. With a career built on data-driven research, financial analysis, and client-focused strategy, she has consistently delivered measurable results that maximize value for her clients.

Prior to joining SVN, Karen held positions with Marcus & Millichap, where she focused on medical office investment sales and acquisitions, and with Cornerstone Commercial Partners II, specializing in retail and restaurant tenant and landlord representation. Her transaction experience spans leasing, acquisitions, and new development, with a hands-on advisory approach that emphasizes long-term client relationships and market insight.

Karen is a member of NAIOP, ICSC, AIRE, and IWIRE, and an Illinois-licensed broker as well as a Certified Commercial Investment Member (CCIM). A Detroit native, she holds a Bachelor of Science from Wayne State University and a certification from Northwestern University. In 2025, she was recognized as Published Broker and Woman Broker of the Year – Commercial.



Olivia Wirth
VICE PRESIDENT
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Olivia Wirth is a Vice President with SVN Chicago Commercial, specializing in office, medical office, and retail properties across the Chicagoland area. With more than 11 years of brokerage experience, she handles leasing and investment sales, including complex transactions such as sale-leasebacks, 1031 exchanges, and those requiring a certificate of need (CON). Olivia approaches each deal with integrity, care, and strategic precision, consistently delivering results for her clients and partners.

Before joining SVN, Olivia managed leasing efforts for Golub & Company's downtown Chicago office and medical office portfolio and spent six years with HSA PrimeCare, HSA Commercial Real Estate's healthcare division. At HSA, she oversaw leasing and development of medical office properties across the Midwest and provided third-party leasing services for American Healthcare Investors.

Olivia is a board member of COLBA Chicago, and the 2023–26 CREW Chicago Chapter Champion. A Wisconsin native and proud Chicagoan of 15 years, she graduated magna cum laude from DePaul University with a BA in Political Science and Arabic.

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