



INDUSTRIAL FOR LEASE

*** Approved Cannabis Facility ***

Discover an exceptional opportunity to lease a 16,060sf warehouse space approved for cannabis operations.

This versatile property offers a rare combination of functionality, compliance, and scalability for businesses in the cannabis industry. The space is a blank slate and can be customized to meet your exact needs, whether for cultivation, processing, manufacturing, or research and development.



NATHAN BRYANT, CCIM

Licensed Real Estate Broker & CEO

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KELLER WILLIAMS REALTY SIGNATURE
4201 Galleria Dr. Loves Park, IL 61111



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PROPERTY HIGHLIGHTS

Available SF: 16,060 SF

Warehouse SF: +/- 13,160 SF

Office/Lab SF: +/- 2,900 SF

Lease Rate: \$4.50/SF/YR

Lease Type: NNN

Lease Term: 3-Year Minimum

Building SF: 26,315 SF

Lot SF: 111,949 SF

Power: 400A 240V 3Phase

Clear Heights: 11'-21'

Drive In Doors: 1 - 12'x18'

- + Zoned I1 & C2
- + Fenced Lot
- + Power Throughout
- + Large Restrooms
- + Office/Lab Space
- + Heated & Air Conditioned



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