

**For Lease:**

**5,800 s.f.**

**1906 Industrial Park Road, Rock Falls, Illinois 61071**



**Size:** 5,800 s.f.

**Offices:** 400 s.f. 20' x 20' (7%) general office thru wall air conditioner and electric baseboard heat.

**Warehouse** 5,400 s.f. (93%) open, no posts.

**Loading:** 14' x 14' insulated drive-in door w/ opener and remote controls.

**Ceiling Height:** 14' – 16' Clear

**Parking:** Many, within and outside of .80 acre secure fenced yard 20' lockable slide back gate.

**Details:** 200 amp 208 volt 3-phase power, pre-engineered steel construction, insulated walls and roof, warehouse has restroom and shower with storage room, two natural gas-fired unit heaters.  
**1 MILE TO I-88 TOLLWAY AT E. ROCK FALLS ROAD EXIT.**

**Lease Price:** \$4,250 month modified gross (current real estate taxes paid by landlord)  
Stop on real estate taxes, tenant pays utilities, lawn cutting and snow removal.



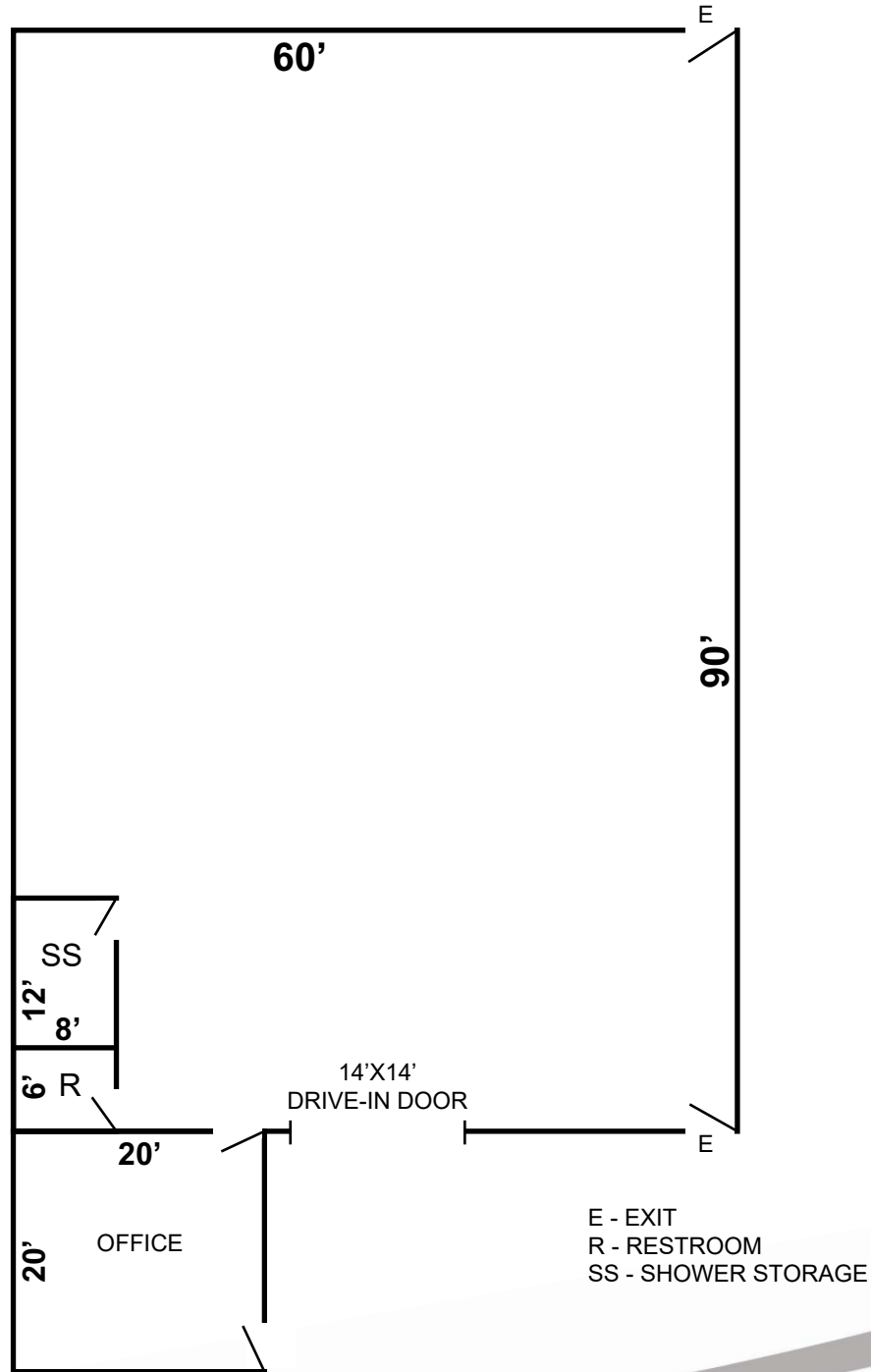
**EXCLUSIVE AGENT:**

**Andy Polivka**

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● **Exclusive Agent:**

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