



**FOR LEASE**  
**347 N 43RD RD**

**104,932 SF**  
**MENDOTA, IL**



**PHOENIX**  
**INVESTORS**

*Opportunity. Execution. Value Creation.*

**PATRICK DEDERING** | 414-376-6933 | [PATRICK@PHOENIXINVESTORS.COM](mailto:PATRICK@PHOENIXINVESTORS.COM)

**JEFF KILBORN** | 414-214-0613 | [JKILBORN@PHOENIXINVESTORS.COM](mailto:JKILBORN@PHOENIXINVESTORS.COM)

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



## PROPERTY HIGHLIGHTS



**COLD & FREEZER  
STORAGE AVAILABLE**



**AMPLE TRAILER & CAR  
PARKING AVAILABLE  
ON SITE**



**RAIL SPUR POSSIBLE  
THROUGH BNSF**



**IDEALLY LOCATED  
WITHIN TWO MILES  
OF I-39**



# PROPERTY DETAILS

347 N 43RD RD | MENDOTA, IL

AVAILABLE SPACE	104,932 SF
DOCKS	6
CLEAR HEIGHT	16' - 32'
ROOF	Metal, TPO Overlay
WALLS	Metal, Brick
FLOORS	6" Reinforced Concrete
YEAR BUILT	1949
YEAR RENOVATED	2010
FIRE SUPPRESSION	Wet & Dry System; Varies
LIGHTING	LED
POWER	2,600a/480v 3-Phase, Heavy Power
PARKING	Ample
LAND AREA	37 Acres
ZONING	M: Manufacturing District
PARCEL ID	01-27-406-000
RAIL ACCESS	Yes, Inactive

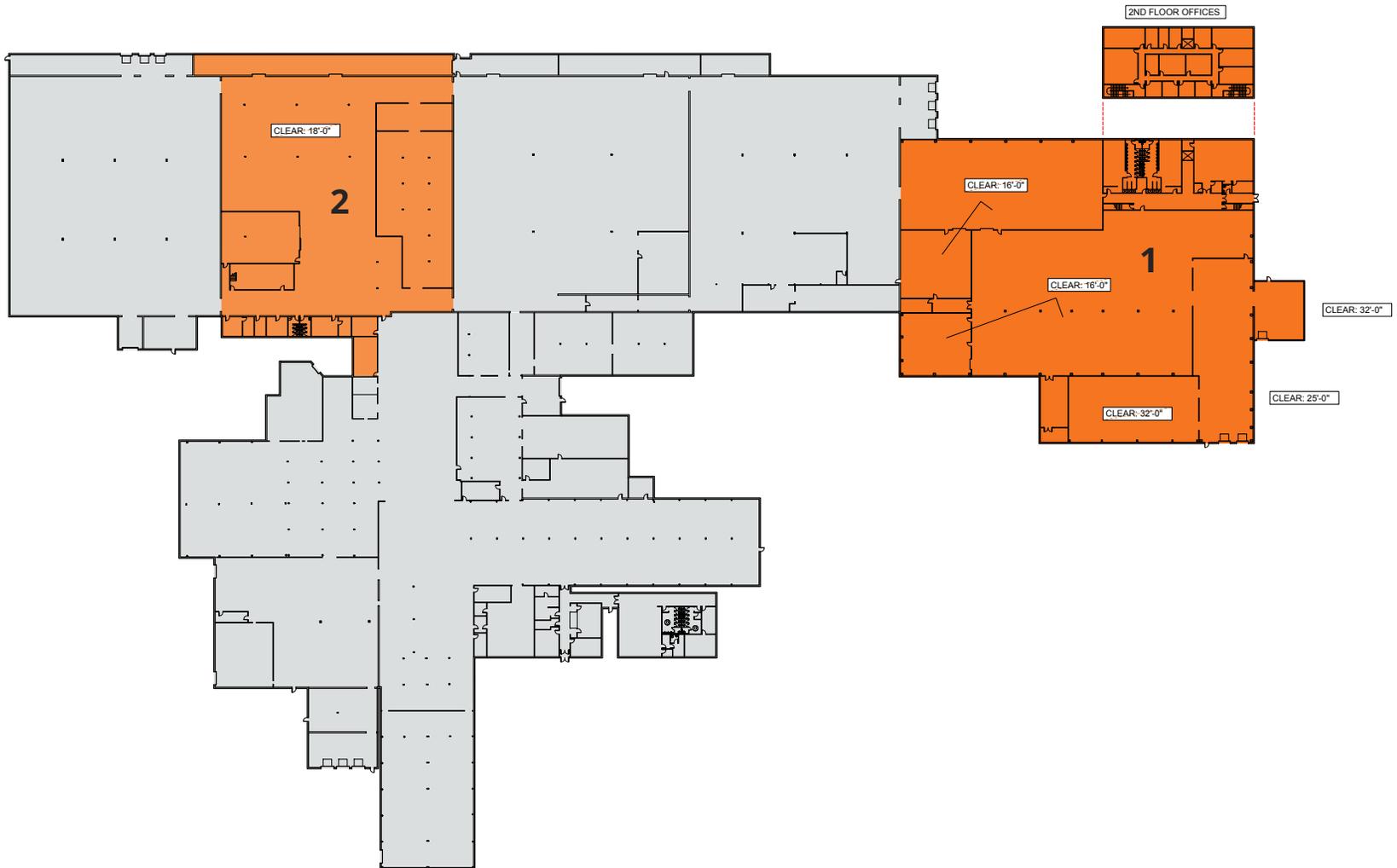
[VIEW MATTERPORT WALK-THROUGH OF SPACE 1](#)

[VIEW MATTERPORT WALK-THROUGH OF SPACE 2](#)

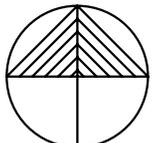


# FLOOR PLAN

347 N 43RD RD | MENDOTA, IL



NUMBER	SPACE DESIGNATION	DOCK DOORS	CLEAR HEIGHT	SQUARE FEET
1	AVAILABLE	3	16' - 32'	66,307 SF
2	AVAILABLE	N/A	18'	38,625 SF
<b>TOTAL</b>				<b>104,932 SF</b>



# LOCATION MAP

347 N 43RD RD | MENDOTA, IL

I-39	2 MILES
AURORA, IL	50 MILES
NAPERVILLE, IL	78 MILES
CHICAGO, IL	104 MILES
MILWAUKEE, WI	145 MILES

