



FOR LEASE
347 N 43RD RD

129,909 SF
MENDOTA, IL



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

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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

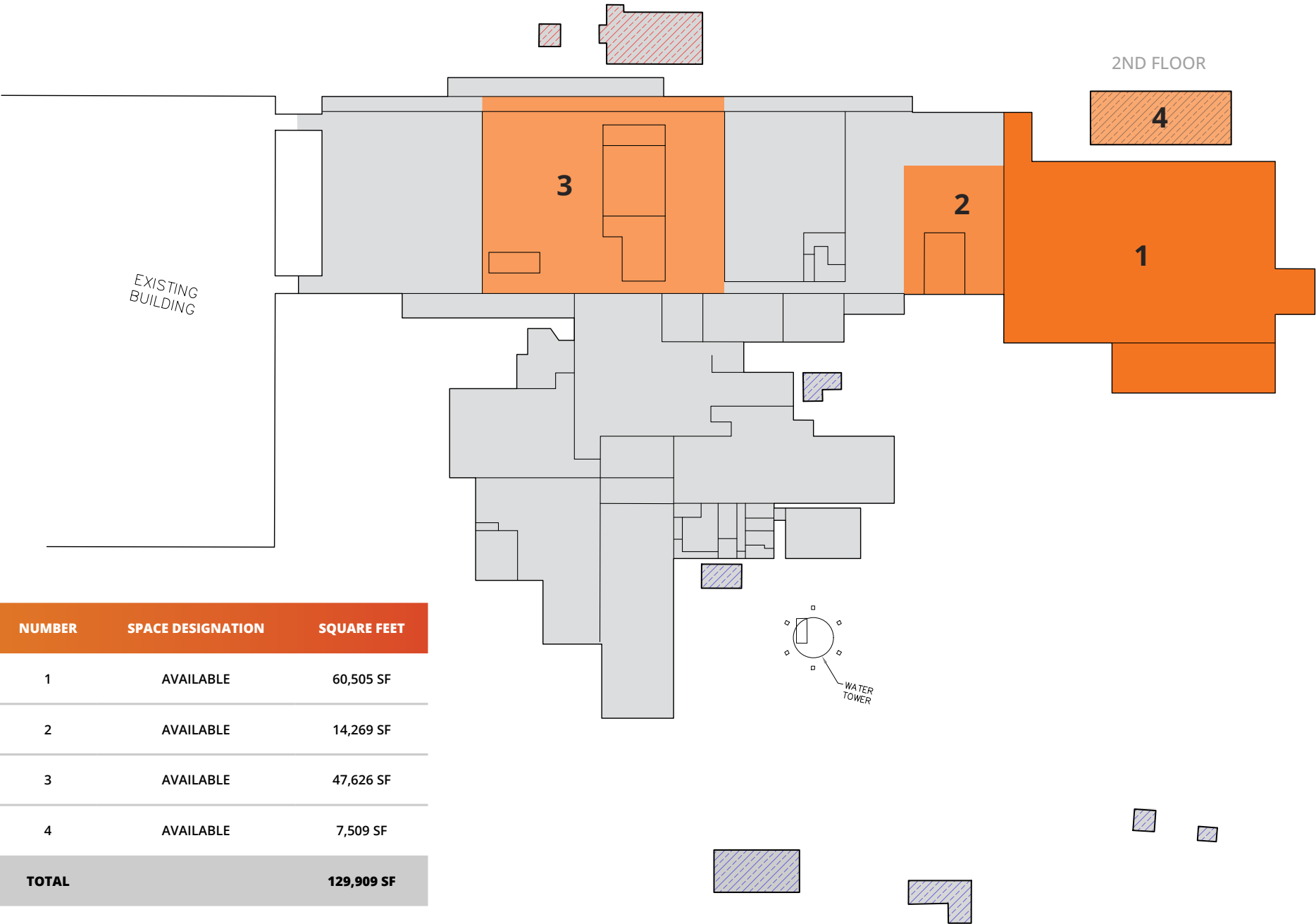
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AVAILABLE SPACE	129,909 SF
DOCKS	12
GRADE-LEVEL DRIVE-INS	15
CLEAR HEIGHT	10' - 22'
ROOF	Metal, TPO Overlay
WALLS	Metal, Brick
FLOORS	6' Reinforced Concrete
YEAR BUILT	1949
YEAR RENOVATED	2010
FIRE SUPPRESSION	Wet & Dry System; Varies
LIGHTING	Fluorescent
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



FLOOR PLAN

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NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AVAILABLE	60,505 SF
2	AVAILABLE	14,269 SF
3	AVAILABLE	47,626 SF
4	AVAILABLE	7,509 SF
TOTAL		129,909 SF

LOCATION MAP

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

