



FOR LEASE
347 N 43RD RD

114,816 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

347 N 43RD RD | MENDOTA, IL

AVAILABLE SPACE	114,816 SF
WAREHOUSE SPACE	104,932 SF
ANCILLARY BUILDINGS	9,884 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

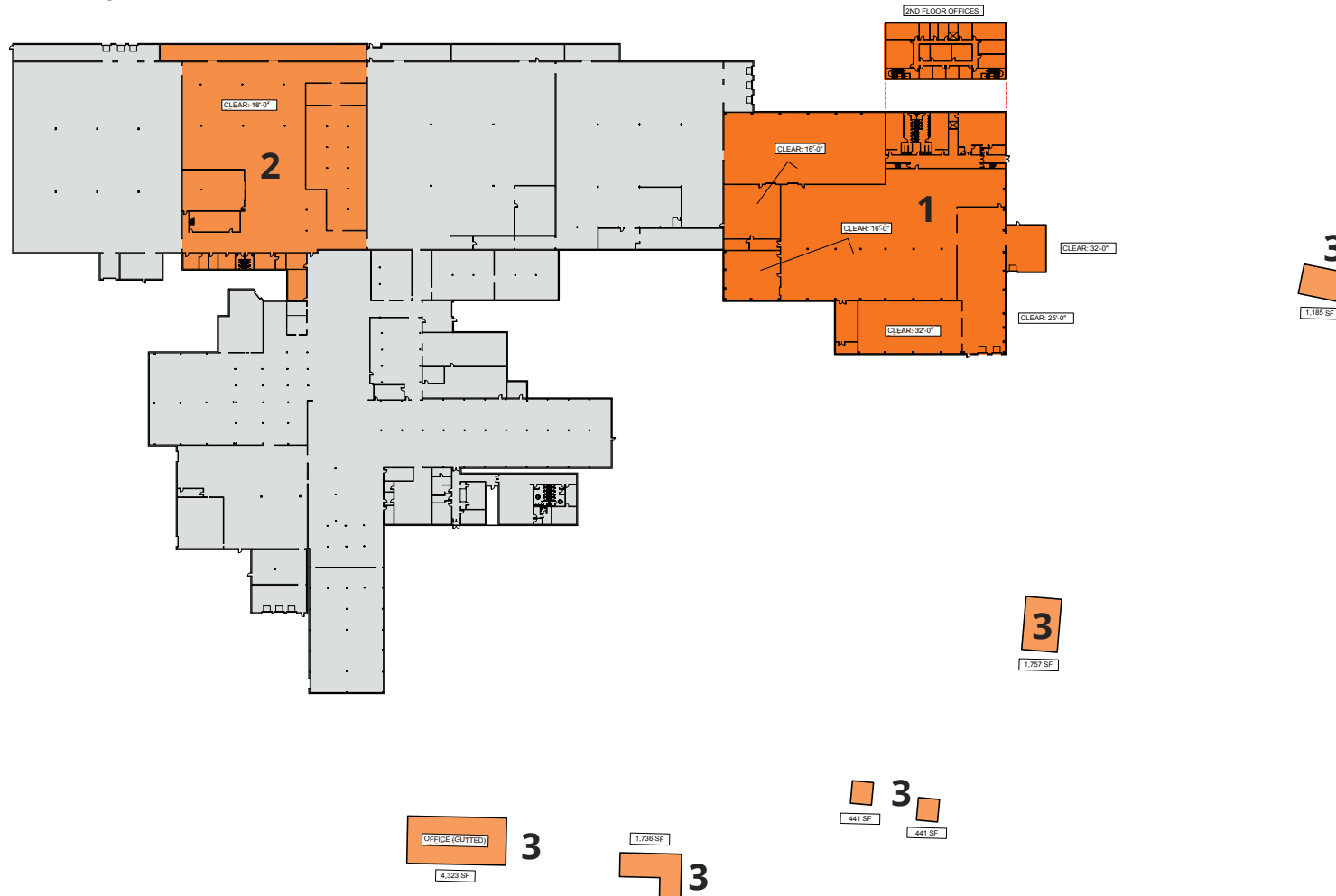
[VIEW MATTERPORT WALK-THROUGH OF SPACE 1](#)

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

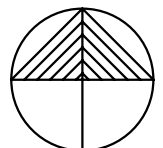


FLOOR PLAN

347 N 43RD RD | MENDOTA, IL



NUMBER	SPACE DESIGNATION	DOCK DOORS	CLEAR HEIGHT	SQUARE FEET
1	WAREHOUSE	3	16' - 32'	66,307 SF
2	WAREHOUSE	N/A	18'	38,625 SF
3	ANCILLARY BUILDINGS	N/A	TBD	9,884 SF
TOTAL				114,816 SF



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

