



# INDUSTRIAL SPACE FOR LEASE



**4177 Illinois Highway 251**

**MENDOTA, IL 61342**

**PRESENTED BY:**

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**4177 IL Rt 251 Mendota IL 61342**

**Co-Listed By**

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**David Sickley**

Broker

Re/Max 1<sup>st</sup> Choice

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<b>PROPERTY TYPE</b>	Industrial
<b>PROPERTY SUBTYPE</b>	Manufacturing
<b>APN</b>	06-05-204000
<b>BUILDING SIZE</b>	70,000 SF
<b>LOT SIZE</b>	11.73 Acres

FOR LEASE: Affordable industrial space with great loading and ample parking. The main building includes 33,600sf with (13) docks, and would work well for transportation or manufacturing uses. The cold storage building includes up to 16,416sf with (3) drive-in doors and (3) docks, and would work well for dead storage.

Strategic Central Illinois location within easy reach of Chicago / Rockford / Peoria / Quad Cities MSAs. Located on busy IL-251 / US-52 just south of downtown Mendota. 10 min to I-39. 15 min to I-80. 30 min to I-88.

Please contact Brian Lindgren at 630-487-9433 or Dave Sickley at 815-228-8509 for more details.



- Great loading
- Heavy power
- Flexible unit sizes
- Potential outdoor storage
- Easy access to I-39 and I-80

# AVAILABLE SPACES

## LEASE INFORMATION

<b>LEASE TYPE:</b>	MG	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	2,592 - 33,600 SF	<b>LEASE RATE:</b>	\$4.50 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Main Building	Available	12,000 - 33,600 SF	Modified Gross	\$4.50 SF/yr	Approx. 18,750sf has 10' clear ceilings, and approx. 14,850 sf has 14' to 18' clear ceilings. 3,580sf office. (13) loading docks. 800 amps / 480 volts electric. Divisible.
Cold Storage Building	Available	2,592 - 16,416 SF	Modified Gross	Negotiable	Non-insulated storage building with electric but no heat or water. +/- 10' clear at the eaves, +/- 13' clear at peak. (3) 10'x10' drive-in doors and (3) loading docks. Divisible.

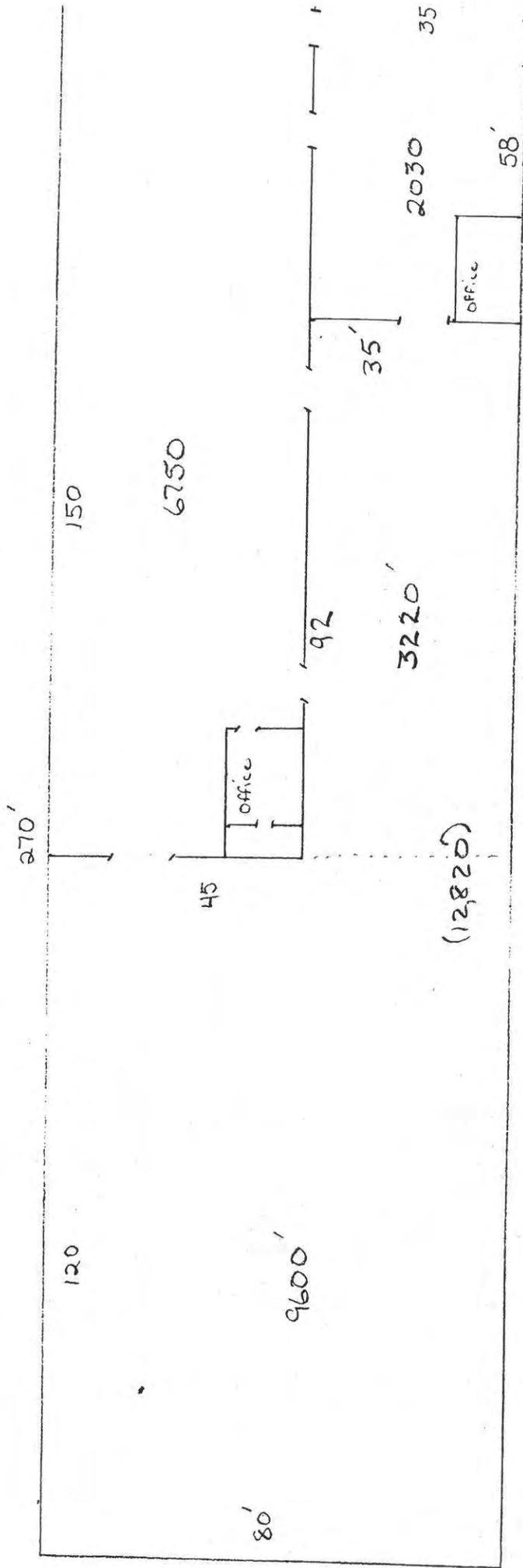
LAINCO, INC.

MENDOTA, ILLINOIS

815-538-5176

MAIN WAREHOUSE

21,600



14 DOCKS: 2 COVERED

12 UNCOVERED

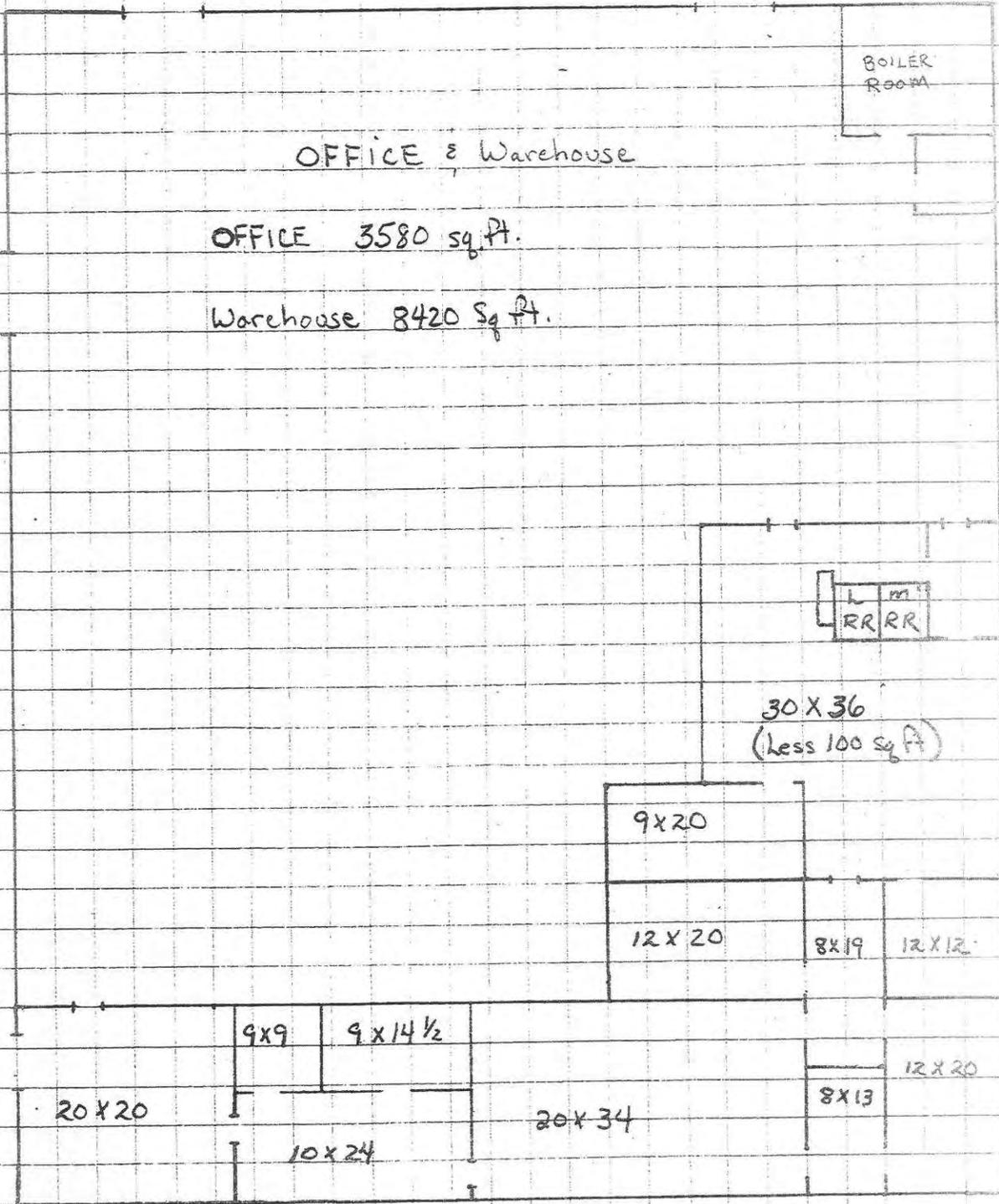
1 CM = 10 FEET

City Sewer and Water

Electricity: 800 Amp 480 Volt 3 Phase

Commonwealth Edison

Gas: Northern Illinois Gas



OFFICE & Warehouse

OFFICE 3580 sq. ft.

Warehouse 8420 Sq. ft.

BOILER ROOM

L m  
RRRR

30 X 36  
(less 100 sq. ft.)

9 X 20

12 X 20

8 X 19

12 X 12

9 X 9

9 X 14 1/2

20 X 20

10 X 24

20 X 34

8 X 13

12 X 20

-N-

LAINCO, INC.  
Double Steel Building  
16,416 Sq Ft  
229 x 72

(A) 36 x 72  
(2,592)

(B) 144 x 36  
(5,184)

(E) 108 x 36  
(3,888)

(D) 84 x 36  
3,024

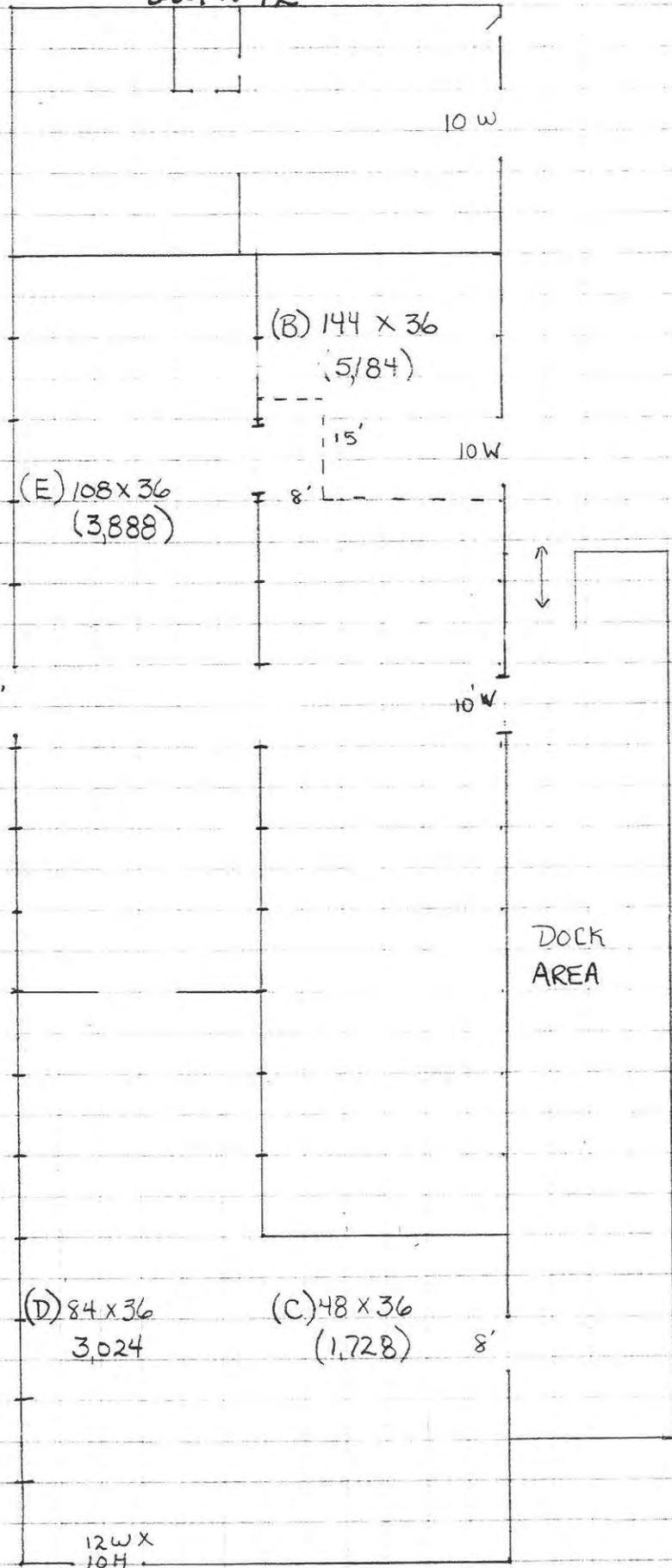
(C) 48 x 36  
(1,728)

DOCK  
AREA

10' Eaves

10 x 9' 6"

12W X  
10H



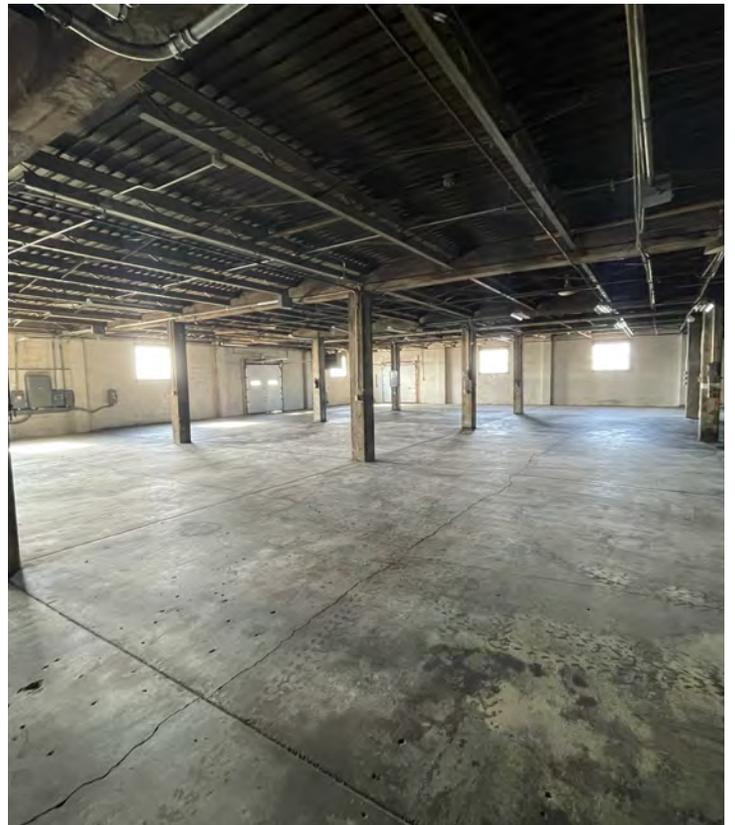
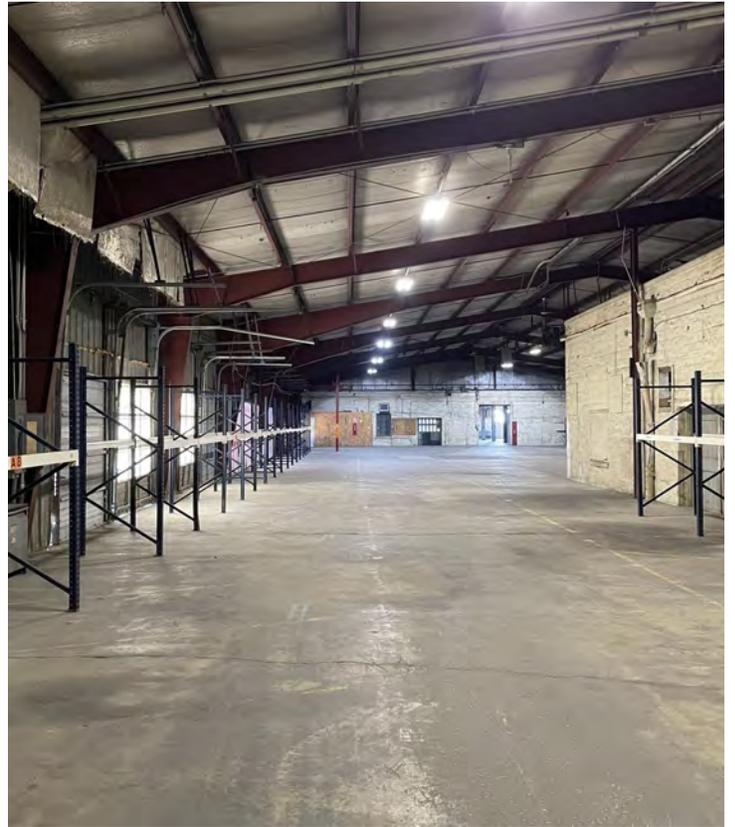




# MAIN BUILDING EXTERIOR PHOTOS



# MAIN BUILDING INTERIOR PHOTOS



**COLD STORAGE BUILDING PHOTOS**

