



PROPERTY FOR SALE

PRIME COMMERCIAL REDVELOPMENT OPPORTUNITY
1010 S IL Route 251, Rochelle, IL | \$699,000

- **Prime High-Visibility Location** – Direct frontage on Route 251 just seconds from the interstate with 7,000+ vehicles passing daily.
- **Turnkey Renovated Commercial Space** – Approximately 2,500 SF of updated office and customer space ready for immediate occupancy
- **Premium Heated Service Building** – 26' x 40' insulated garage with heat, hot/cold water, floor drains, and 4 overhead doors
- **Exceptional Site Capacity** – Situated on approximately 2.5 acres with room for 80+ vehicles, equipment, or outdoor storage
- **Secure, Well-Improved Property** – Professionally maintained asphalt lot, updated exterior lighting (2022), and security camera system included



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