

OFFERING MEMORANDUM

FLEX BUILDING - FOR SALE

211 IL-38, Rochelle, IL 61068

FOR SALE: \$719,000

\$30K

**PRICE
REDUCTION!**



12,150 SF | SINGLE STORY | AMPLE PARKING | 1.30 AC

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211 IL-38

Rochelle, IL 61068

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

211 IL-38

Rochelle, IL 61068

Located an hour west of Chicago, 211 IL-38, Rochelle, IL is a steel frame 12,150 SF office/warehouse building originally constructed in 1975. The building is situated on a 1.29-acre site and has since been renovated several times, most recently in 2015.



MARKET OVERVIEW



Rochelle, IL



Rochelle, Illinois, is a dynamic community in Ogle County, strategically located at the crossroads of major transportation routes, including Interstates 39 and 88. Positioned about 80 miles west of Chicago, Rochelle has long been recognized as a key hub for agriculture, manufacturing, and logistics. Its strong transportation infrastructure, including a major rail network, has made it an attractive location for industries reliant on distribution and supply chain efficiency. Rochelle's economy is driven by a mix of manufacturing, agribusiness, and commercial development. The city is home to major food processing and industrial manufacturing facilities, supporting both regional and national markets. Agriculture remains an essential part of the local economy, with surrounding farmland dedicated to crop production and livestock operations. The city also has a growing retail and service sector, catering to residents and travelers passing through its well-connected highways. Rochelle's cultural and historical identity is closely tied to its roots as a transportation and agricultural hub. Community events like the annual Railroad Days celebrate its railroad heritage, while local museums and historical sites offer insight into its past. The city provides ample recreational opportunities, with parks, trails, and sports facilities that contribute to a high quality of life for residents. With its blend of economic strength, cultural heritage, and strategic location, Rochelle continues to balance small-town charm with modern development.



DEMOGRAPHIC SUMMARY

ROCHELLE, IL

POPULATION

City: Rochelle

9,281

State: Illinois 12.71 M

MEDIAN AGE

City: Rochelle

37.1 Years

State: Illinois 38.7 Years

MEDIAN HOUSEHOLD INCOME

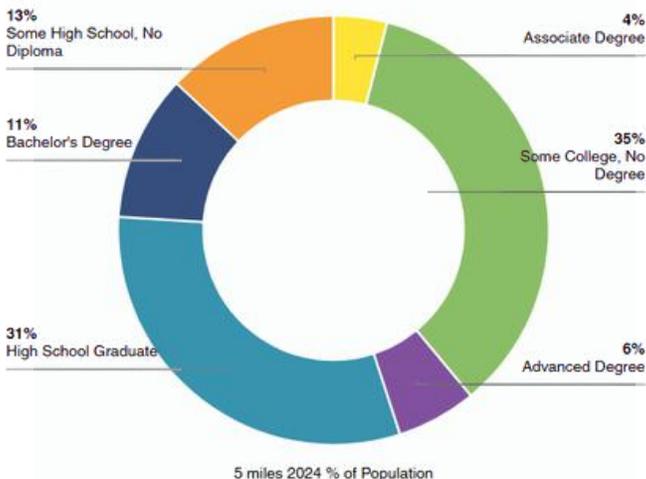
City: Rochelle

\$63,373

State: Illinois \$81,702

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Illinois at large.



2024 STATISTICS

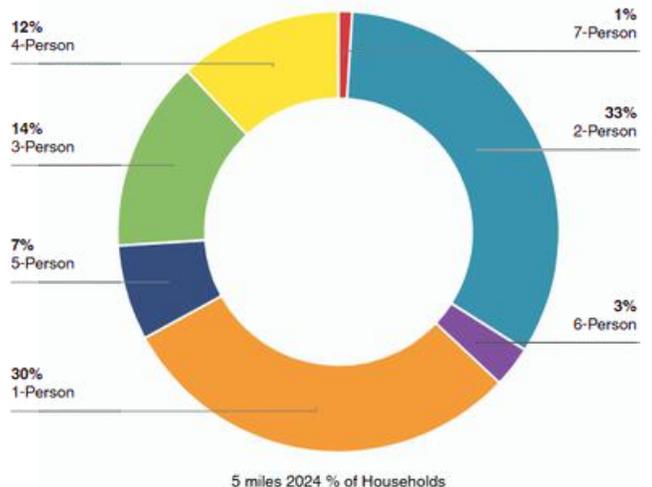
	2 Mile	5 Mile	10 Mile
Population 2024	10,590	14,412	18,732
Total Households	4,230	5,639	7,431
Avg Household Size	2.4	2.5	2.5
Avg Household Income	\$71,490	\$72,669	\$76,816

ECONOMIC INDICATORS

4.7% Rochelle Unemployment Rate

4.0% U.S. Unemployment Rate

HOUSEHOLDS



City: Rochelle

3,953

State: Illinois 5.00 M



Average Household Size



LOCATION OVERVIEW



HIGHWAY ACCESS

U.S. Highway 38 An east-west route running through Rochelle, linking the city to DeKalb and the western suburbs of Chicago.

Interstate 39 (I-39) A north-south interstate that runs just east of Rochelle, connecting the city to Rockford to the north and Bloomington to the south.

Interstate 88 (I-88) An east-west interstate passing through Rochelle, providing access to the Chicago metropolitan area to the east and the Quad Cities to the west.



AIRPORT PROXIMITY

Chicago Rockford International Airport (RFD): Located approximately 25 miles (40 kilometers) north of Rochelle, this airport offers both passenger and cargo services.

Chicago O'Hare International Airport (ORD): Situated about 75 miles (120 kilometers) east of Rochelle, O'Hare is one of the busiest airports in the world, providing extensive domestic and international flights.

Chicago Midway International Airport (MDW): Approximately 80 miles (130 kilometers) east of Rochelle, Midway offers numerous domestic flights and some international services.

SITE OVERVIEW

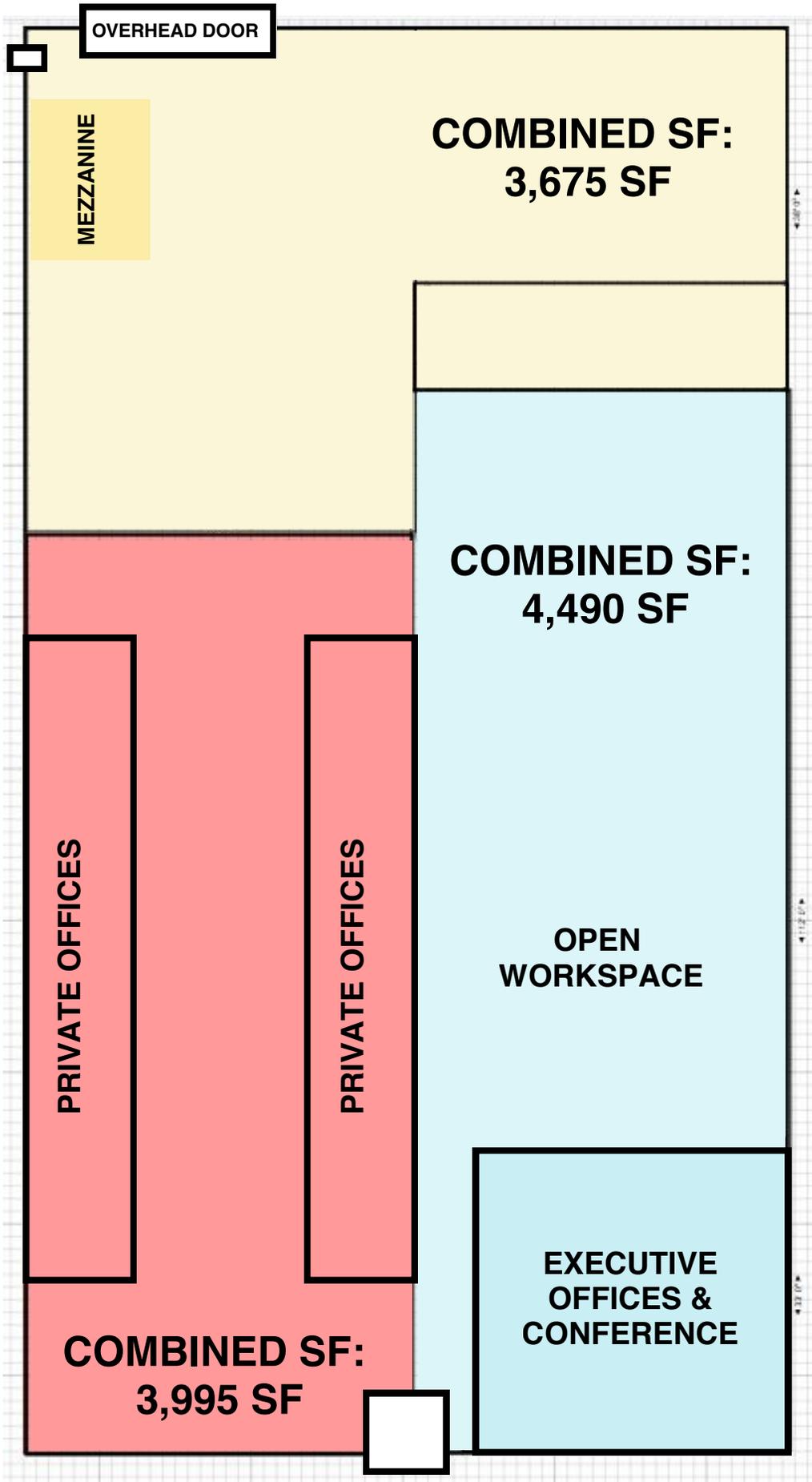
SITE

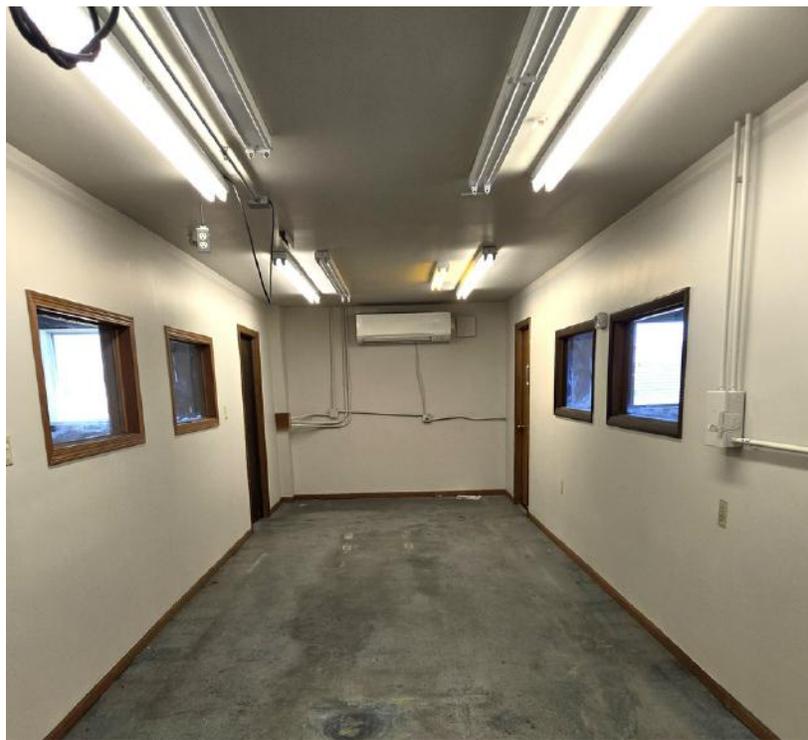
Property Type:	Flex
Building Class:	Class C
Parcel #:	24-13-476-008
Year Built:	1985
Building SF:	12,150 SF
Acres:	1.30 AC
Floors:	1

LEGAL DESCRIPTION

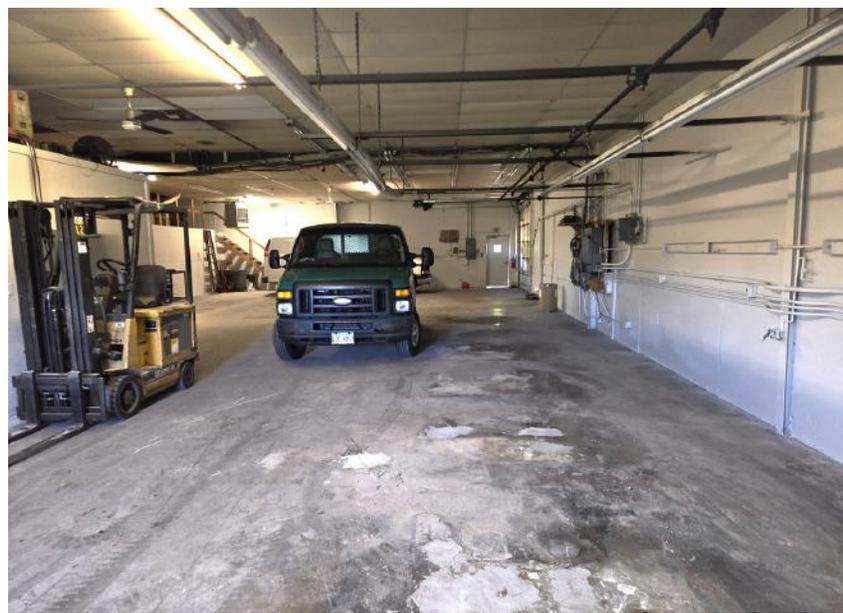
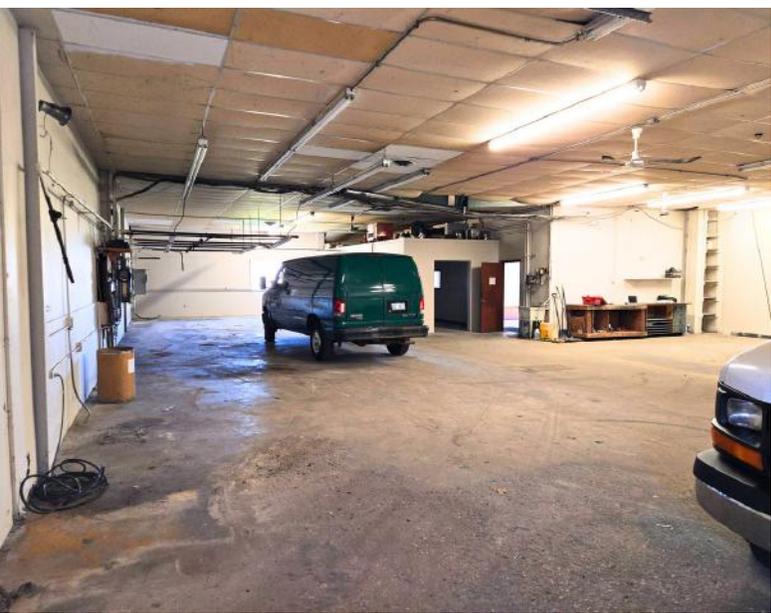
LOTS 2 & 3 HORNERS SUBD CITY OF
ROCHELLE BK 306 PG 273; ALSO PT SE4
SE4 SEC 13-40-1













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