

167 Flannigan Road, Hampshire, IL

Available: 25,600 SF



NEW CONSTRUCTION

Truck Maintenance Facility with Permitted Outdoor Storage

BUILDING SIZE: 25,600 SF

**OFFICE: 6,000 SF 1st Floor
4,000 SF 2nd Floor**

SITE SIZE: 4.13 Acres

**LOADING: 12 Drive-in-Doors (12' x 14')
2 Docks**

TRAILER PARKING: 60+ Stalls

YEAR BUILT: 2023

CLEAR HEIGHT: 24' Clear

ZONING: M-2

POWER: 400 Amp/480 Volt/3-phase

REAL ESTATE TAXES: \$1.23 PSF

LEASE RATE: Subject to Offer



ENTRE
Commercial Realty LLC

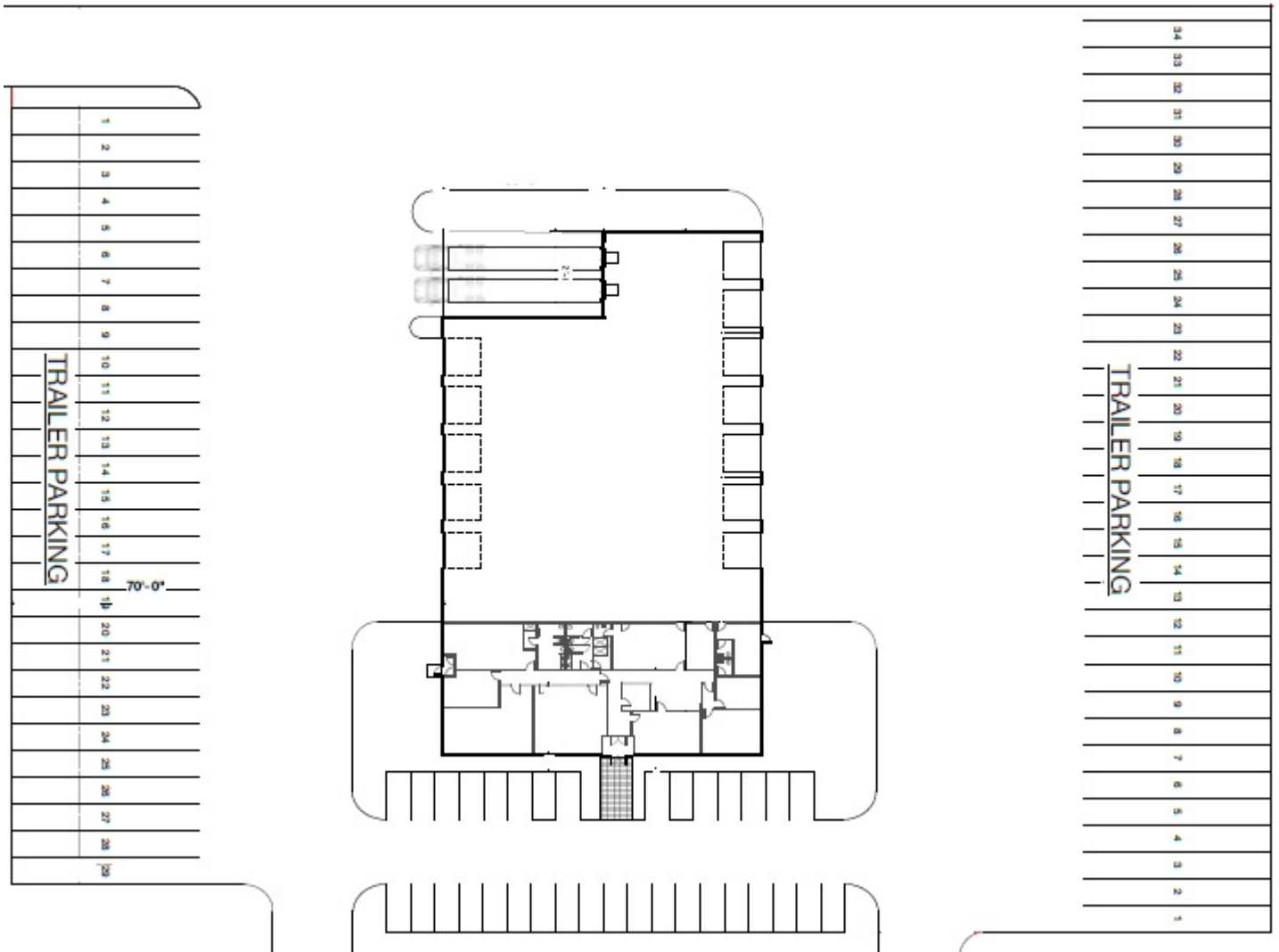
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SITE PLAN



Facility Highlights



**ZONING
APPROVED FOR
HEAVY USES**



**AMPLE TRAILER
PARKING**



**CLOSE PROXIMITY
TO I-90**



**DRIVE-THROUGH
MAINTENANCE
BAYS**



**LOW KANE
COUNTY
TAXES**

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PHOTOS



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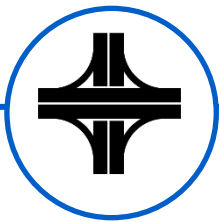
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LOCATION



**DIRECT ACCESS
TO I-90 & US 20**



**35 MILES FROM
ROCKFORD INTL
AIRPORT**



**38 MILES FROM
O'HARE INTL
AIRPORT**



**LOCATED BY SEVERAL
TRUCK & FUEL STOPS**

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