

NEWLY RENOVATED | STERLING, IL | FLEXIBLE WAREHOUSE AVAILABILITY

SERVING CHICAGO MSA/QUAD CITIES/ROCKFORD & MILWAUKEE

FLEXIBLE USE/ZONE | MANUFACTURING/WAREHOUSE/STORAGE/DISTRIBUTION/RETAIL/OFFICE

FOR LEASE



FEATURED AVAILABILITIES

**130K SF 2ND FL SPACE
\$1.50/PSF GROSS**

**57K SF 1ST FL W/ 4 DOCKS
\$4.25/PSF NET**

**11K SF ARTISAN
SPACE \$8/PSF GROSS**



**301 W 3RD ST
±486,952 SF**

**75% OF SITE NEWLY RENOVATED
OVER \$3.1M IN IMPROVEMENTS**

**4160 VOLTS/480 POWER+
21 DOCK DOORS | 3 DRIVE-IN**



IMMEDIATE LEASING SPACES NOW AVAILABLE (PHASED FULL-SITE OCCUPANCY - SUBJECT TO NEGOTIATIONS)

PROPERTY HIGHLIGHTS

| | |
|-------------------------|--|
| Address: | 301 W 3rd St, Sterling, IL 61081 |
| Type: | Industrial Manufacturing |
| Year Built: | Built 1914. Expanded in 1954 and 1977 Major renovation in 2023 (in process) with new roofing (warranty included) |
| Land: | 6 AC (261,360 SF) |
| RBA: | ±5,000 - ±486,952 SF available |
| Docks: | 21 total 18 extrenal and 3 drive-ins (total of 20'w x 10'h) |
| Columns: | 24'w with 15'-16' clear height |
| Elevators: | 3 and 3 freight |
| Sprinklers: | Wet system installed |
| Rail Spots/Line: | Potentially available |
| Power: | 2,000a/120-480v 3p heavy |
| Parking: | 60 surface spaces on a 6-acre (261,360 SF) lot |
| Zoning: | M-1 |

DEAL HIGHLIGHTS

DESCRIPTION:

Institutional-sized asset currently available for sale or lease with room for additional future expansion. Suitable for manufacturing, distribution, retail, office, and more. The lease has the capacity to expand the 175,000 SF for the entire bottom floor plate. Potential to lease entire ±486,952 SF building.

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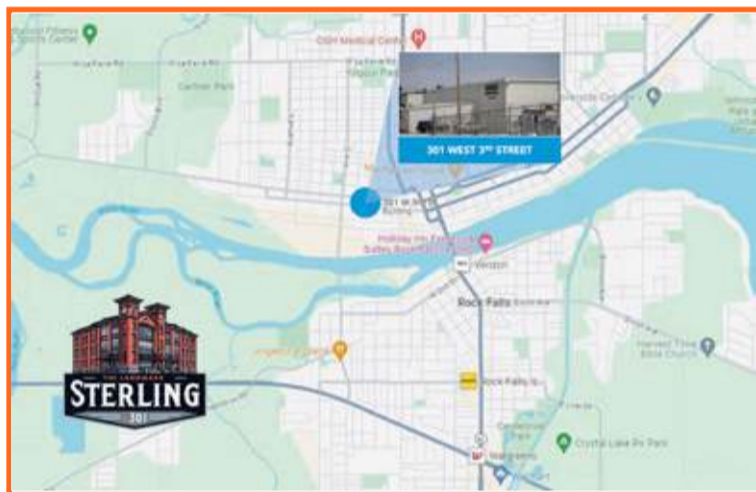
11K SF ARTISAN SPACE | \$8/PSF GROSS

- 75% OF SITE NEWLY RENOVATED: OVER \$5M IN IMPROVEMENTS
- 4160 VOLTS/480 POWER+ 21 DOCK DOORS 3 DRIVE-IN



LOCATION:

Conveniently located 5 miles north of I-88 with access to major cities/regions including Chicago, Quad Cities, Milwaukee, Minneapolis/St Paul, Kansas City, Sioux Falls, Des Moines, Detroit, Columbus, Indianapolis,



FEATURES:

- Clear height of 15'-16' FT w/ 9 dock doors w/ 18 FT openings
- Large billboard on location and banner space available for advertising
- Ample parking on-site and adjacent lots
- Manufacturing electric capacity power in place (as high as 4160 volts which can power large machinery)
- Possible future rail access adjacent to the property (prior spur may possibly be reactivated)
- Zoned for traditional commercial use with high levels of electricity, suitable for large machinery
- Rate: \$1.00 PSF-\$4.00 PSF NNN (\$0.38 Avg PSF/mo) (OBO) Market rate offers shall be considered
- TI TBD, Lease Term, Rental Rate and Credit

***Owner will consider sale of entire ±486,952 sf building at market-rate terms.**



SUITABLE FOR WAREHOUSE, STORAGE, MANUFACTURING, DISTRIBUTION, RETAIL, OFFICE, & MORE



DWG CAPITAL GROUP | 310.261.8428 | JDUNNING@DWG-RE.COM

OUR TEAM LOOKS FORWARD TO YOUR CONTINUED BUSINESS IN 2024

INDUSTRIAL | RETAIL | OFFICE | MULTIFAMILY | DEVELOPMENT

\$1B CLOSED IN LESS THAN 24 MONTHS | LABJ CRE GOLD AWARD WINNER | COSTAR POWER BROKER