

WAREHOUSE/INDUSTRIAL | FOR LEASE

147 2ND AVENUE | ROCHELLE, IL

100,000 SF INDUSTRIAL DIVISIBLE
2.5 ACRES OF SECURE TRAILER PARKING



MAP OVERVIEW



DETAILS:

Total SF:	100,000 SF
Office:	6,000 SF
Construction:	Steel & Cast Concrete
Power:	1800 Amps
Sprinklers:	Fully Sprinklered
Clear Heights:	22' - 26' Ft
Zoned:	I-2 General Industrial

PRICE:

Lease Rate:	\$5.50 PSF NNN
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2.5 ACRES OF SECURE TRAILER PARKING**



HIGHLIGHTS

2.5 Acres of Secure Trailer Parking



Office, Mezzanine, Storage Space, & Break Room



Divisible 40,000 to 10,000 SF



Utilities and Zoning to Support Manufacturing



Clear Height, Doors and Docks for Warehousing and Distribution



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