



For Sale

Contact:

Joe Eldredge

Partner
+1 414 278 6825
joe.eldredge@colliers.com

Greg Anderson

Advisor
+1 520 275 6440
gregory.anderson@colliers.com

Colliers | Wisconsin

833 E. Michigan St., Suite 500
Milwaukee, WI 53202
P: +1 414 276 9500
F: +1 414 276 9501
colliers.com

1604 Regan Rd, Rock Falls, IL 61071

Industrial Warehouse For Sale

County	Whiteside
Building Size	Approx. 40,862 SF
Construction	Steel/Mason Warehouse
Lot Size	Approx. 6.59 AC
Clear Height	18-24' (sloped)
Power	1200 amp, 480
Zoning	0060 Improved Commercial
Tax Key	11-31-151-005
2024 Assessment	\$101,278
2024 Taxes	\$9,434.76
Sale Price	\$4,000,000 (\$97.89 PSF)

- Fresh 12 year, NNN lease with high bolt down cost
- Immediate access to I-88
- 3 loading docks and 1 drive-in
- Recently completed 1.9M TI package

Accelerating success.

For Sale | 1604 Regan Rd, Rock Falls, IL 61071

Property Photos - Exterior



Property Photos - Interior



Property Photos - Interior



Colliers Mortgage - Debt Quote

Debt Quote

	Life Company	Bank / Credit Union
Loan Amount	65% LTPP	70% LTPP
Minimum Debt Service Coverage	1.35x	1.25x
Loan Term	5 - 10 years	3 - 5 years
Estimated Spread	2.00%	-
Index	US Treasury	Internal
Estimated Coupon	6.30%	6.50%
Amortization	25 years	25 years
Prepayment Penalty	Yield Maintenance	Declining Prepay
Comments/Structure	- Non-Recourse - Will need tenant's financials	- Recourse - Want property deposits

Troon N. Dowds
Senior Vice President
Colliers Mortgage
troon.dowds@colliers.com
Mobile: +1 952 334 2656

For Sale

1604 Regan Rd
Rock Falls, IL 61071

Subject Property

Contact Us



Joe Eldredge

Partner
+1 414 278 6825
joe.eldredge@colliers.com



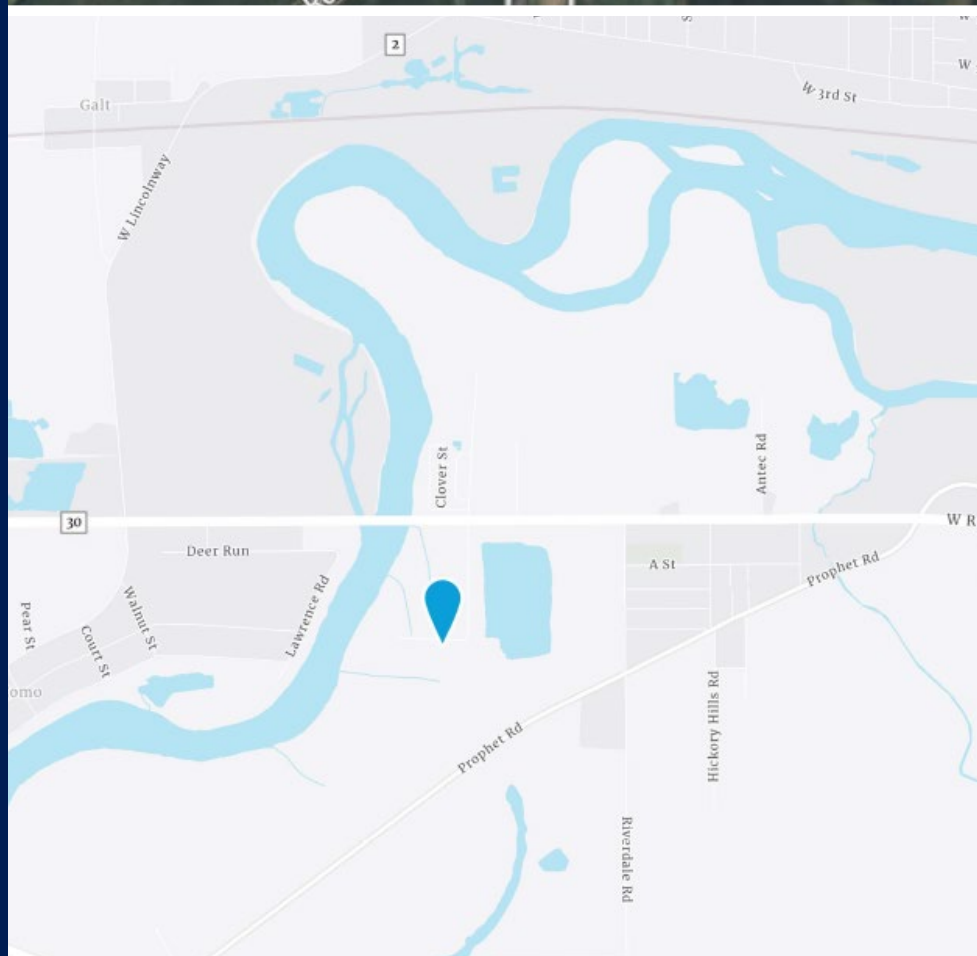
Greg Anderson

Advisor
+1 520 275 6440
gregory.anderson@colliers.com



Colliers | Wisconsin

833 E. Michigan St., Suite 500
Milwaukee, WI 53202
P: +1 414 276 9500
colliers.com



Copyright © 2025 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

State Of Wisconsin | Disclosure to Non-Residential Customers

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

Broker Disclosure to Customers

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. The broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice or a professional home inspection contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133 (1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm and its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin Statutes.
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and its Agents with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by the Firm and its Agents): _____

(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in Wis. Stat. 452.01 (5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse" fact is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Sex Offender Registry

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/>

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

Copyright 2016 by Wisconsin REALTORS Association.

