



LEASE

Distribution Space with Trailer Parking

1201 S ADAMS AVE

Freeport, IL 61032

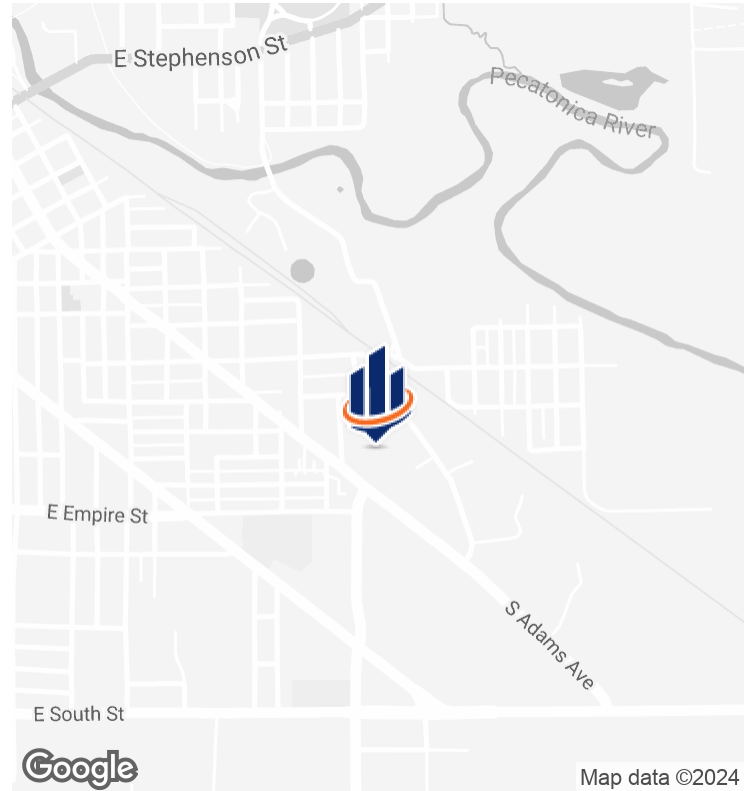
PRESENTED BY:

BRIAN LINDGREN

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1201 S ADAMS AVE FREEPORT IL



OFFERING SUMMARY

LEASE RATE:	\$2.25 - 3.75 SF/yr (NNN)
BUILDING SIZE:	328,723 SF
AVAILABLE SF:	64,000 - 161,166 SF
LOT SIZE:	18 Acres
YEAR BUILT:	1925
RENOVATED:	1989
ZONING:	Light Industrial

PROPERTY OVERVIEW

Affordable industrial space with flexible unit sizes. Great for distribution or manufacturing. Heavy power available. Ample truck/trailer parking. Up to 9 dock doors.

Strategically located between Rockford IL, Madison WI, Davenport IA, and the Quad Cities IA/IL. Easy access to US Rt 20, I39, and I90.

Potential tax incentives available as part of the Northwest Illinois Enterprise Zone.

PROPERTY HIGHLIGHTS

- Affordable rent
- Flexible unit sizes
- Strategically located between major MSAs
- Part of the Northwest Illinois Enterprise Zone

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PROPERTY DETAILS

LOCATION INFORMATION

BUILDING NAME	Distribution Space with Trailer Parking
STREET ADDRESS	1201 S Adams Ave
CITY, STATE, ZIP	Freeport, IL 61032
COUNTY	Stephenson

PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Warehouse/Distribution
ZONING	Light Industrial
LOT SIZE	18 Acres

BUILDING INFORMATION

BUILDING SIZE	328,723 SF
TENANCY	Multiple
YEAR BUILT	1925
YEAR LAST RENOVATED	1989

PARKING & TRANSPORTATION

CAR PARKING SPACES	+/- 400
TRAILER PARKING SPACES	67+

TAXES & EXPENSES

REAL ESTATE TAXES	\$0.17 ('22 payable '23)
INSURANCE	\$0.75 ('23 est)
COMMON AREA MAINTENANCE	\$0.23 ('23 est)

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LEASE SPACES

LEASE INFORMATION

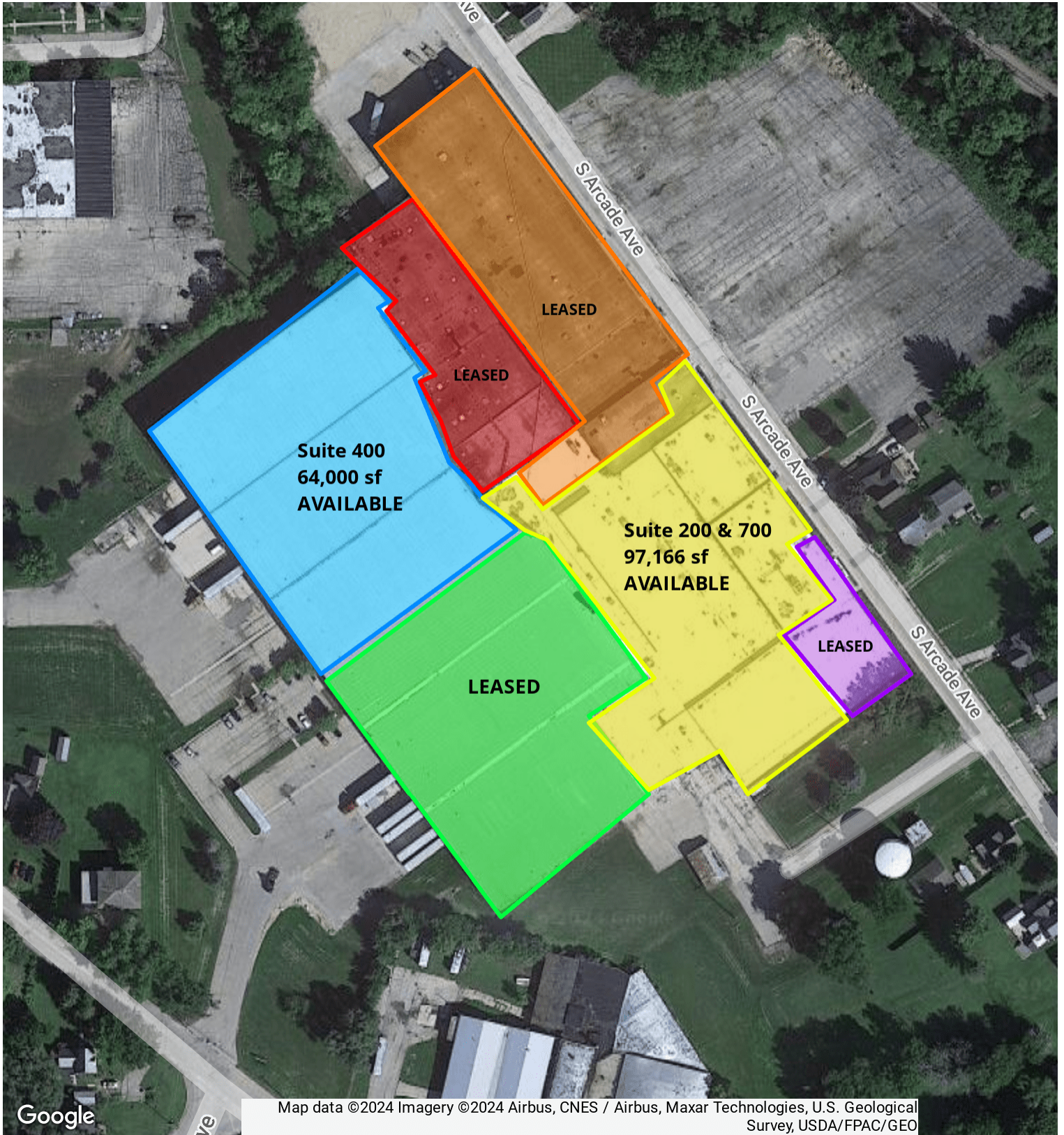
LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	64,000 - 161,166 SF	LEASE RATE:	\$2.25 - \$3.75 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 400	Available	64,000 SF	NNN	\$3.75 SF/yr	Clean "high bay" distribution space with 25' to 36' clear ceilings and heavy power. 6 docks. 2 drive-in doors. Approx. 3,000sf office. 5,000 amps electric.
Suite 200/700	Available	97,166 SF	NNN	\$3.00 SF/yr	Great "low bay" manufacturing space with 10'-16' clear ceilings and 5,000 amps heavy power. 3 docks. 1 drive-in door.
Suite 200/400/700	Available	161,166 SF	NNN	\$2.25 SF/yr	Includes 64k sf of "high bay" space with up to 36' clear and 97,166sf of "low bay" space with up to 16' clear. 9 docks and 3 drive-in doors. Heavy power.

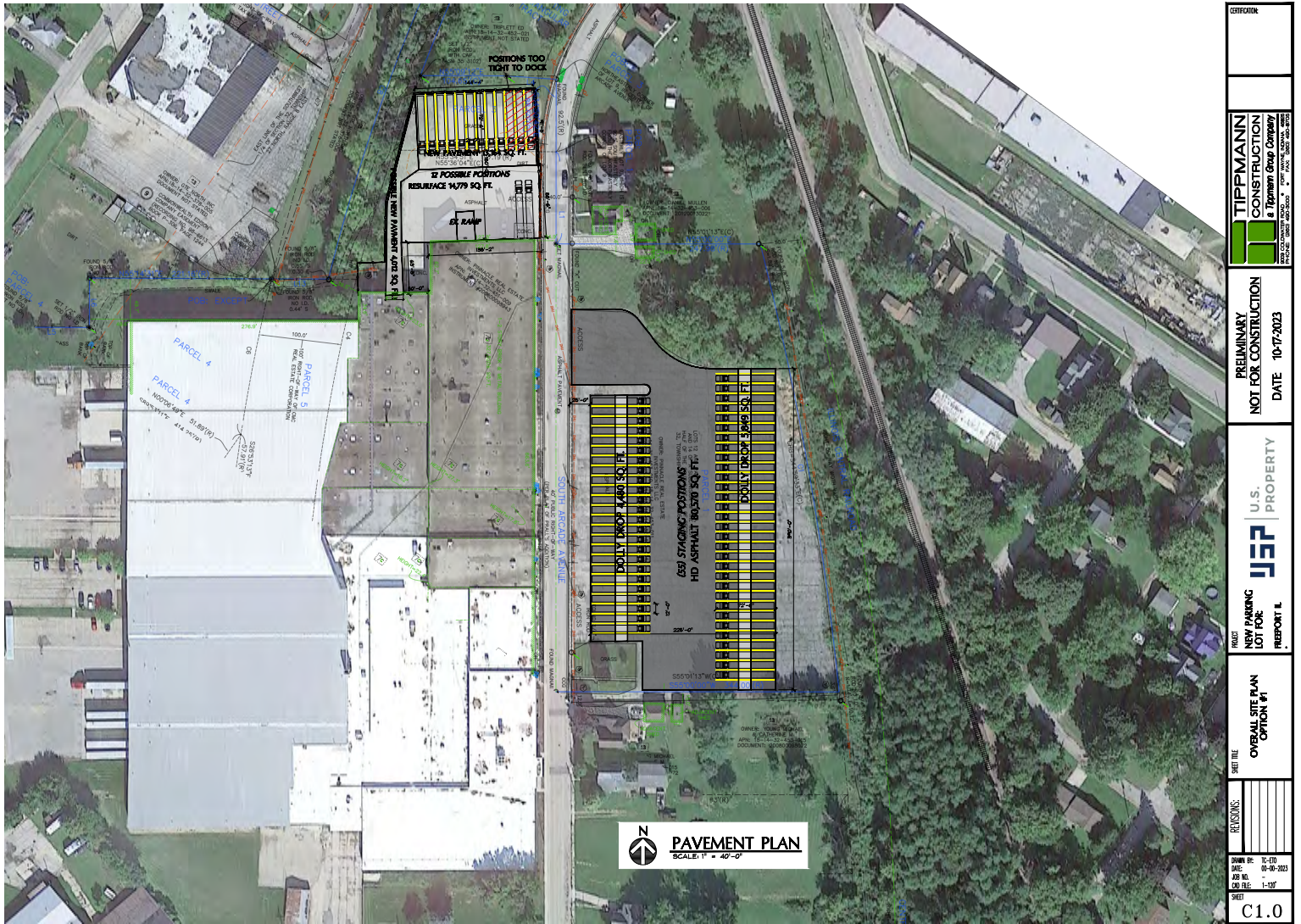
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SPACE PLAN



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TRAILER PARKING PLAN



 TIPPMANN CONSTRUCTION & Tipmann Group Company									
PRELIMINARY NOT FOR CONSTRUCTION DATE 10-17-2023									
U.S. PROPERTY NEW PARKING LOT FOR REPORT L									
SHEET TITLE OVERALL SITE PLAN OPTION #1									
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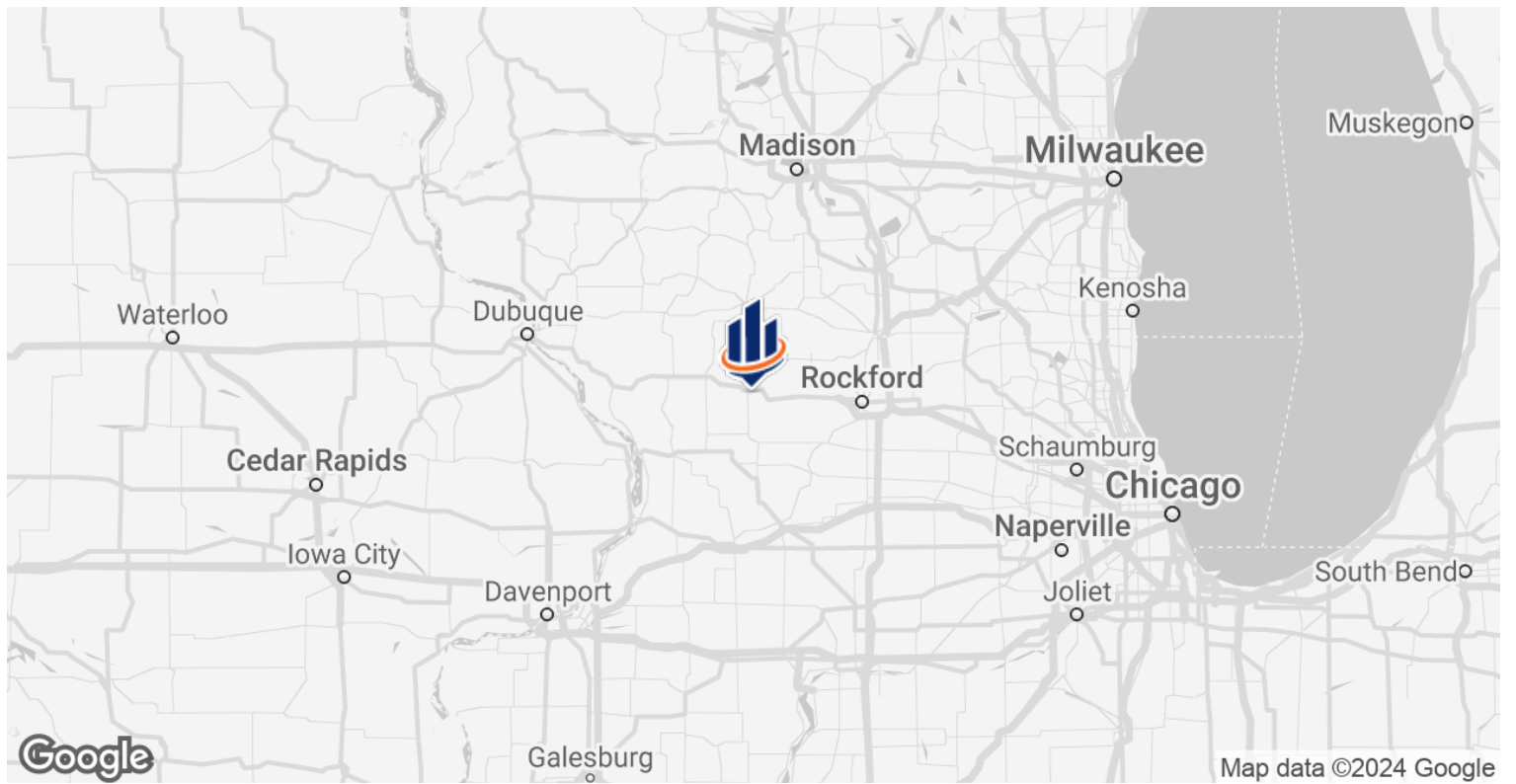
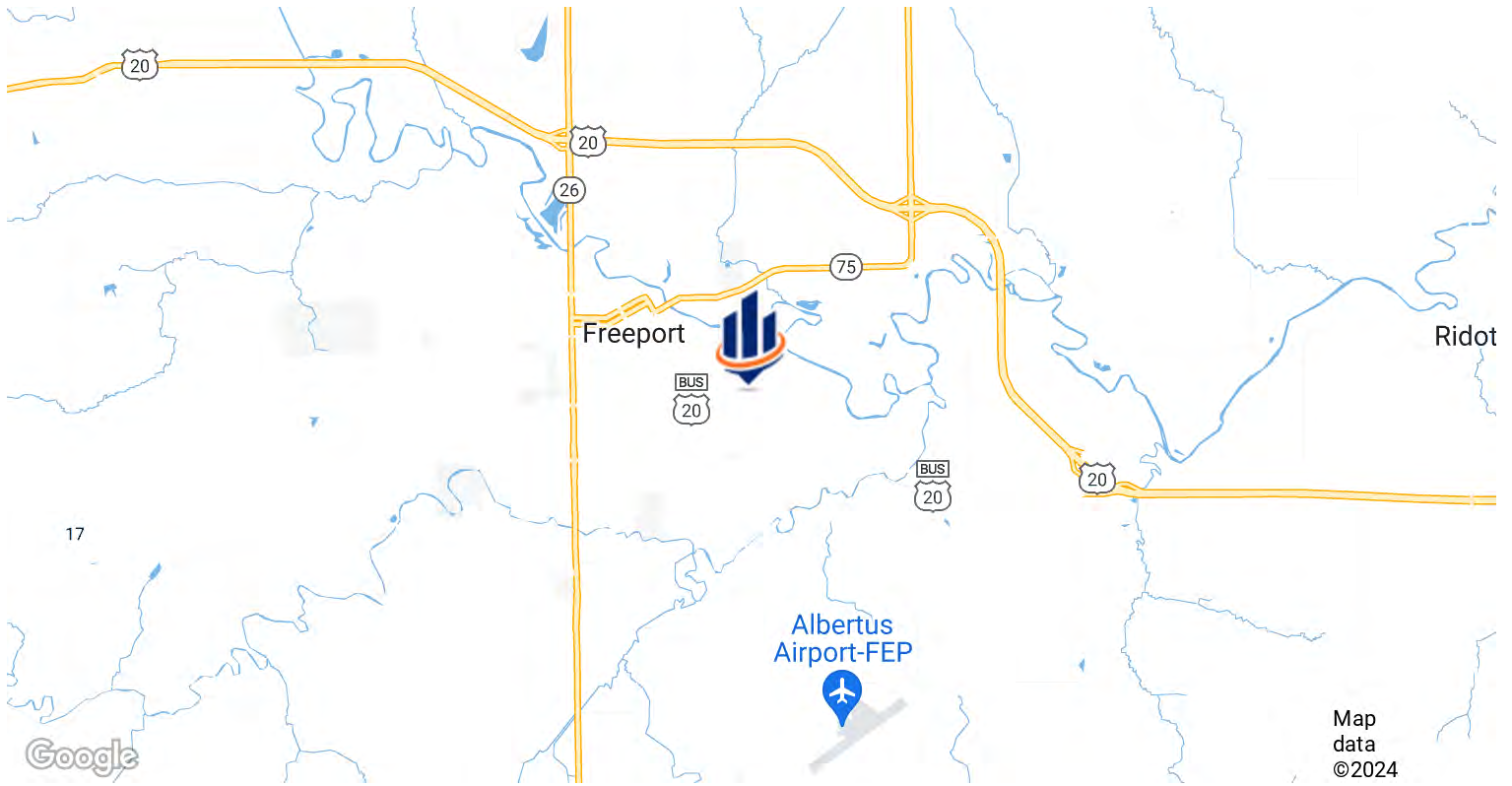
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AERIAL



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LOCATION MAPS



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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INTERIOR PHOTOS (CONT.)



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