

FOR LEASE
5,800 SF INDUSTRIAL BUILDING ON 1.25 ACRES
1906 Industrial Park Road, Rock Falls, IL 61071

Pertinent Property Information

Building Size: Approx. 5,800 s.f.
Office: 400 s.f. (20' x 20') 7%
Warehouse: 5,400 s.f. (90' long 60' wide) 93%

Site Size: Approx. 54,834 s.f. (1.25 acres)
Fenced Yard: 34,854 s.f. (222' long x 157' wide) .80 Acre
Frontage Unfenced: 19,980 s.f. (222' long x 90' wide) .45 Acre

Building Details: Pre-engineered steel; gabled standing rib seam roof; walls and ceiling insulated batts; 200 amp three phase 208 volt power; city water and sanitary sewer; ceiling height 14' to 16'; 14' x 14' insulated drive-in door with electric opener and remote controls; approx. 10 gallon electric hot water heater; office heating (electric baseboard) office ac thru-the-wall unit; warehouse two (2) natural gas unit heaters; restroom and shower with storage located in warehouse; metal chain link yard fencing and posts with lockable 20' slide-back gate opening.

GREAT HIGHWAY ACCESS:
1 MILE TO I-88 TOLLWAY @ E. ROCK FALLS ROAD EXIT.

Real Estate Taxes: \$7,600 (\$1.31 s.f.) 2024 paid 2025 base

Lease Rates: **\$4,250 month modified gross / \$51,000 annual**
Current real estate taxes are included in the rent. Tenant only pays additional for any increases over the current real estate tax base. In addition to the amount stated above, Tenant pays for all utilities, landscaping (grass cutting), snow removal, renter's business insurance and property maintenance.

Exclusive Agent: Andy Polivka
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