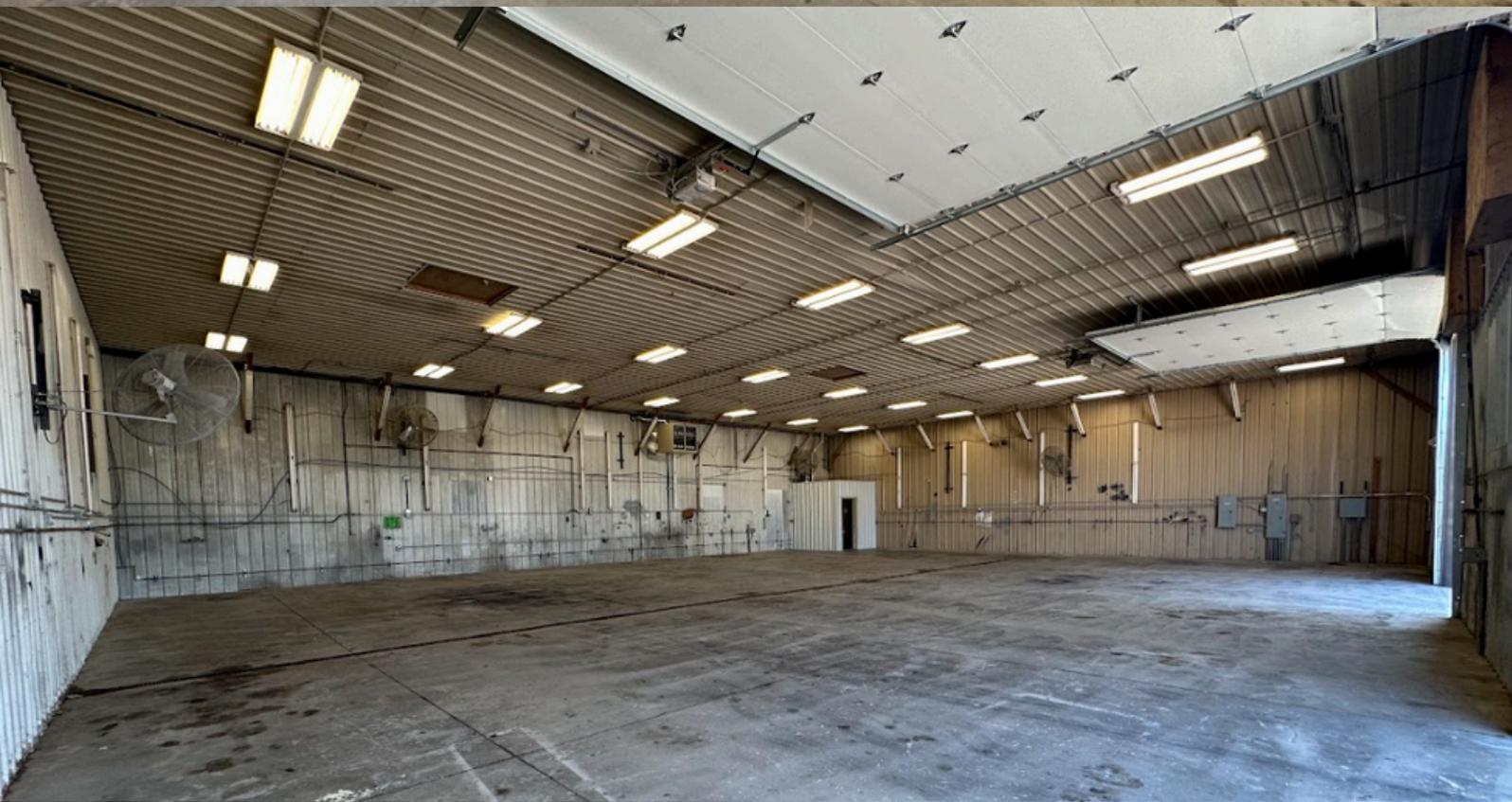


**120 WALNUT LANE - BAY 2
COLONA, IL 61241**

FOR LEASE

**\$2,750/MONTH, MODIFIED GROSS
5220 SQ FT (60 FT X 87 FT)**



Madison Miller, Managing Broker

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Licensed in the State of IL & IA

120 WALNUT LANE - BAY 2 COLONA, IL 61241



PROPERTY DETAILS

120 Walnut Lane is subdivided into six suites located just seven miles from I-280 and twelve miles off of I-80. This industrial building features 16-foot ceilings with 14-foot by 14-foot overhead doors. Each suite is equipped with overhead LED lighting and trench drains. 120 Walnut Lane added an additional 12 bays in 2023 to the backside of the property. This industrial facility offers a great opportunity to growing your business in Colona, IL.

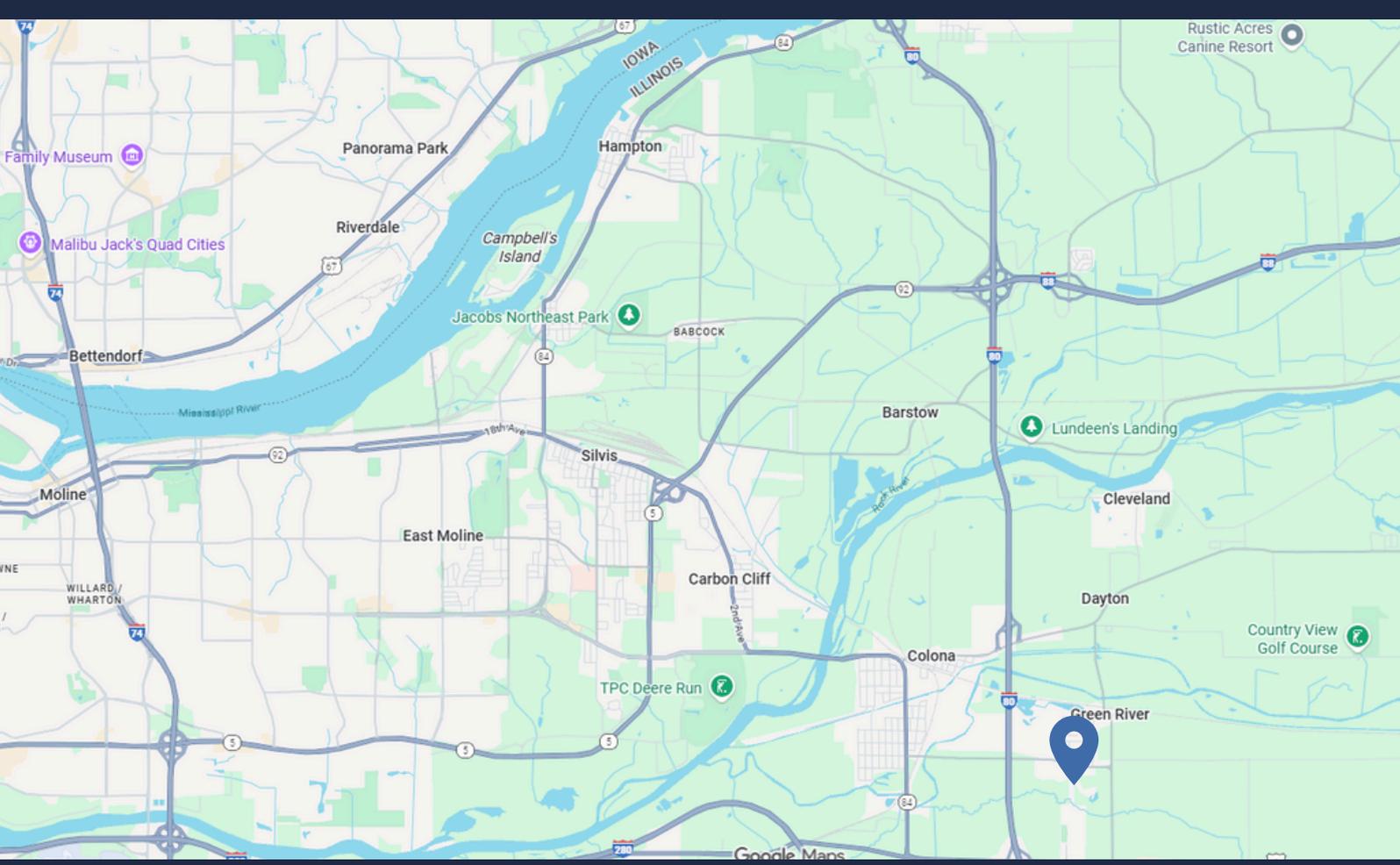
Suite 2 is available beginning March 1st, 2026. This suite offers 5,220 SQFT (60 FT x 87 FT) of warehouse space. This unit includes one shop bathroom as well as 3 overhead doors. 4,200 SQFT (60 FT x 70 FT) of the unit is heated, while 1,020 SQFT (60 FT x 17 FT) is cold storage.





PROPERTY HIGHLIGHTS

- 5220 SQ FT (60 FT X 87 FT)
- 3 OVERHEAD DOORS (14 FT X 14 FT)
- 16 FT HIGH CEILINGS
- RESTROOM (1)
- LED LIGHTING
- TRENCH DRAINS & HOSE SPIGOTS
- FORCED HEAT
- 3-PHASE POWER, 120/208V
- FOUR 220V OUTLETS
- 4 STANDARD-DUTY INDUSTRIAL WALL MOUNTED FANS
- EXTERIOR LIGHTING
- FULLY FENCED IN LOT WITH PIN CODE ACCESS
- SECURITY CAMERAS ONSITE
- ZONED INDUSTRIAL



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*Managing Broker is a partner in the property ownership. They also serve as both the Managing Broker and the Owner of MillCo Management, LLC. Licensed in Illinois and Iowa.