



## FOR SALE – COMMERCIAL / INVESTMENT PROPERTY

**801 W Grant Hwy, Marengo, IL 60152**

List Price: \$1,450,000 | Building Size: ±19,500 SF | Lot Size: ±3 Acres | Remodeled: 2021

Zoning: Commercial / Light Industrial | Low County Taxes

## Property Overview

Outstanding opportunity to acquire a fully upgraded commercial and light-industrial facility directly on U.S. Route 20 in Marengo, Illinois. This  $\pm$ 19,500 SF building, situated on approximately 3 acres, was comprehensively remodeled in 2021 with new mechanical, electrical, and surface improvements throughout. The property offers a glass-front showroom and office section, multiple drive-in shop bays, and a fenced outdoor yard, allowing for a wide range of commercial and service-oriented uses. Three independent electrical and gas meters make the site multi-tenant ready, ideal for owner-users or investors. This building is not limited to automotive use — its configuration and zoning make it suitable for contractors, light manufacturing, warehousing, logistics, and mixed commercial operations.

## Highlights

- $\pm$ 19,500 SF total building area
- $\pm$ 3-acre parcel, improved and partially fenced
- Fully remodeled 2021 – structural, mechanical, and finish upgrades
- $\pm$ 5,000 SF showroom and office area with modern glass frontage
- $\pm$ 13,500 SF of flexible shop and work space divided into three sections
- Three separate electrical and gas meters for multi-tenant setup
- Upgraded HVAC, plumbing, and electrical systems
- New asphalt paving and resurfaced drive areas
- Configurable into four to five rentable sections
- Zoning: Commercial / Light Industrial
- Low county taxes
- Excellent visibility and signage exposure on U.S. 20

## Flexible Use Potential

Zoned Commercial / Light Industrial, the property supports a wide array of uses including contractor or service shops (plumbing, HVAC, roofing, electrical, flooring), light manufacturing or assembly operations, equipment sales or rental business, distribution and warehouse uses, fleet logistics base, or showroom-based operations. The site's design also allows for subdivision into smaller rentable suites, outdoor storage, or redevelopment into a flex-space or mini-storage complex. This versatility makes the property attractive for owner-operators, investors, or multi-tenant users.

## Investment Highlights

Multi-tenant ready with separate utilities and flexible layout. Excellent exposure along U.S. Route 20 (Grant Highway) with strong daily traffic counts. Ideal for owner-occupancy with rental income potential or as a full investment property. Low property tax burden compared to neighboring markets, modernized infrastructure minimizing maintenance costs, and high demand for light industrial and service space near I-90.

## Location

Prominent frontage along Grant Highway within Marengo's active commercial corridor. Minutes from I-90, offering direct access to Rockford, Elgin, and the greater Chicagoland area. The site provides high visibility, easy ingress/egress, and flexible zoning to accommodate a variety of commercial and light industrial users.

## **Contact**

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