

For Sale

Office/Greenhouse/Garage For Sale

600 N 15th Street, Rochelle, IL 61068



Location Description

Located just over 2 miles north of Route 251 and I-88 Interchange

Property Highlights

- Former State-of-the-Art Seed Research Center
- 2 Large greenhouses with updated automatic shutters and heaters for year-round growing
- Office complex consists of 12 private offices and 3 labs on the first floor
- Lower level consists of storage areas, seed vaults, and furnace room
- Updated sprinkler system
- All electric has been updated
- 45'x30' cold storage pole barn
- Newer furnaces in the office portion
- Zoning: I-2

Offering Summary

Sale Price:	\$499,900
Lot Size:	1.08 Acres
Building Size:	11,500 SF

Demographics

	1 Mile	3 Miles	5 Miles
Total Households	2,318	4,831	5,339
Total Population	5,745	12,239	13,579
Average HH Income	\$83,209	\$85,734	\$87,180

Dan J. Dolan

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Dolan & Murphy, Inc. | 630.801.8800 | 765 Orchard Avenue, Aurora, IL 60506

The information herein has been obtained from sources deemed reliable but is subject to verification, change, withdrawal without notice, and is submitted without any warranty as to accuracy.



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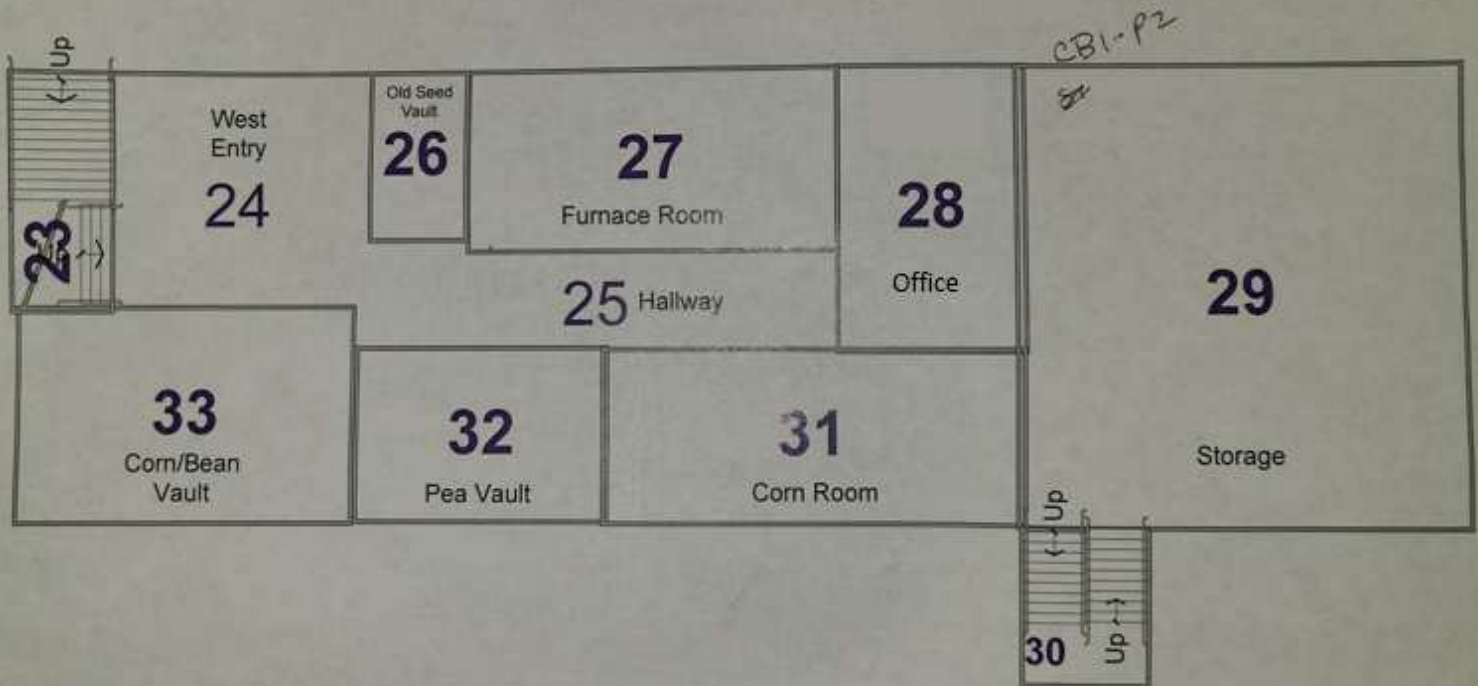
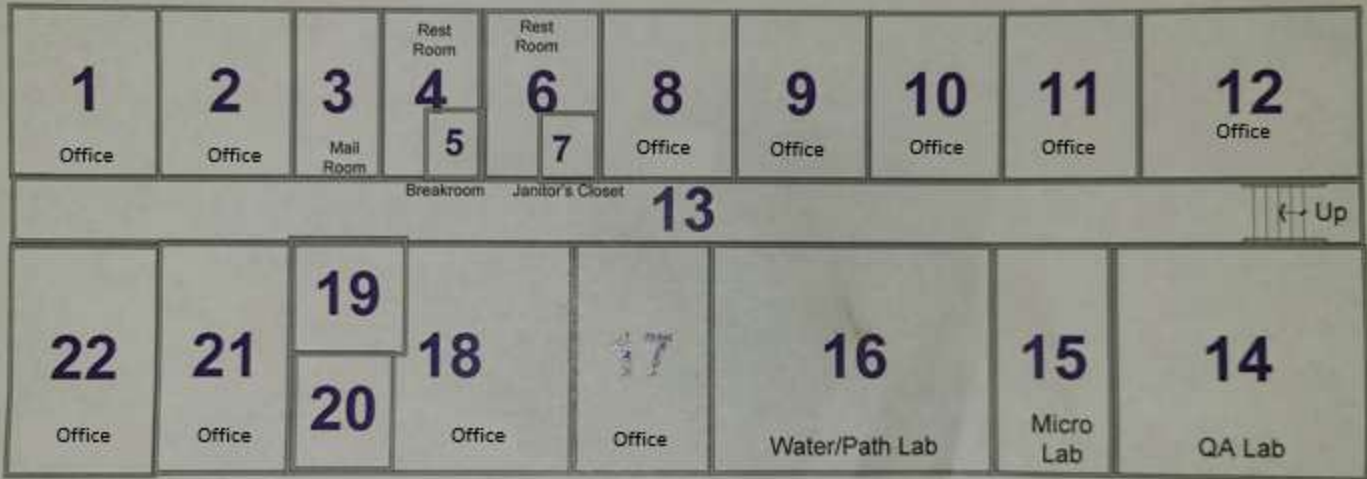


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MAIN OFFICE



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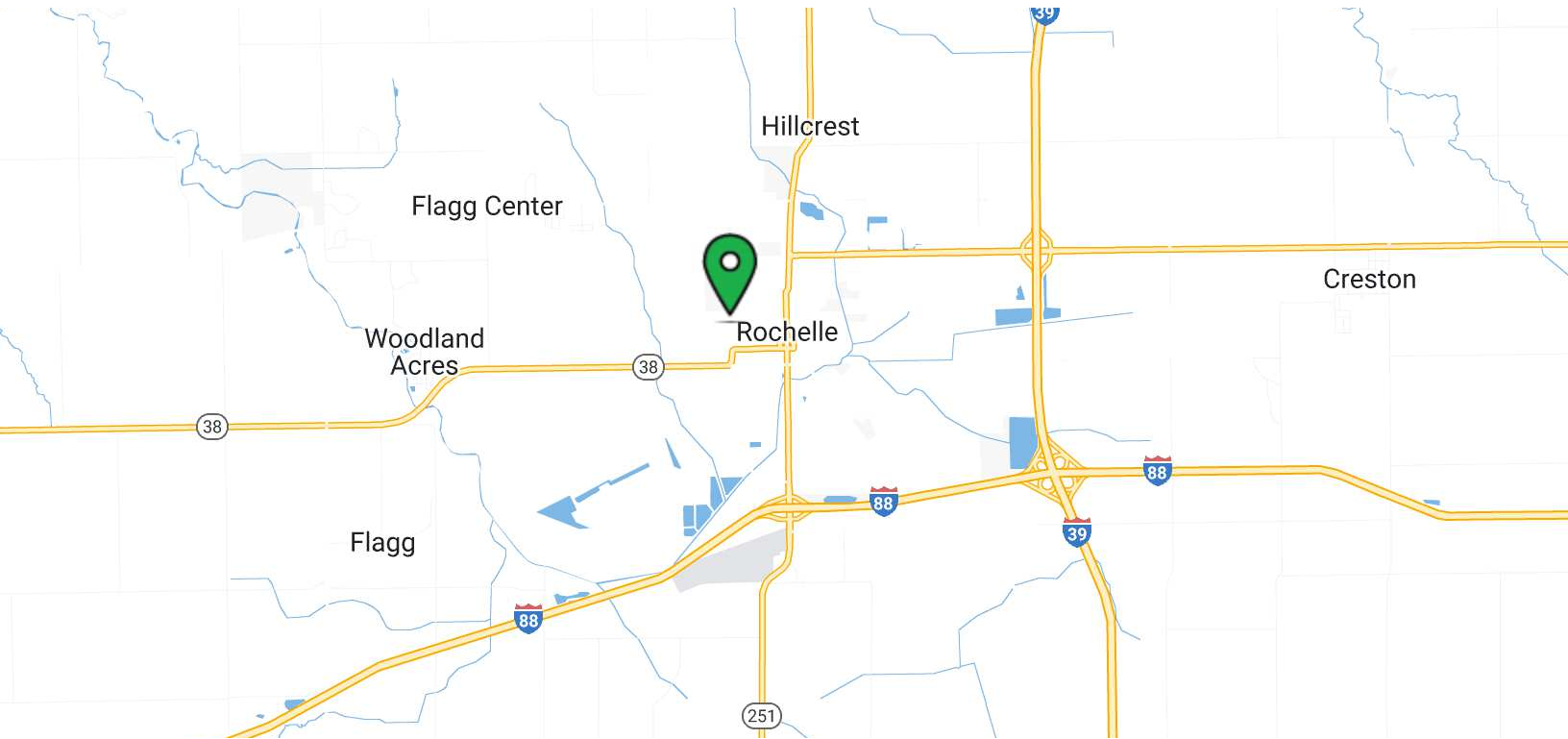
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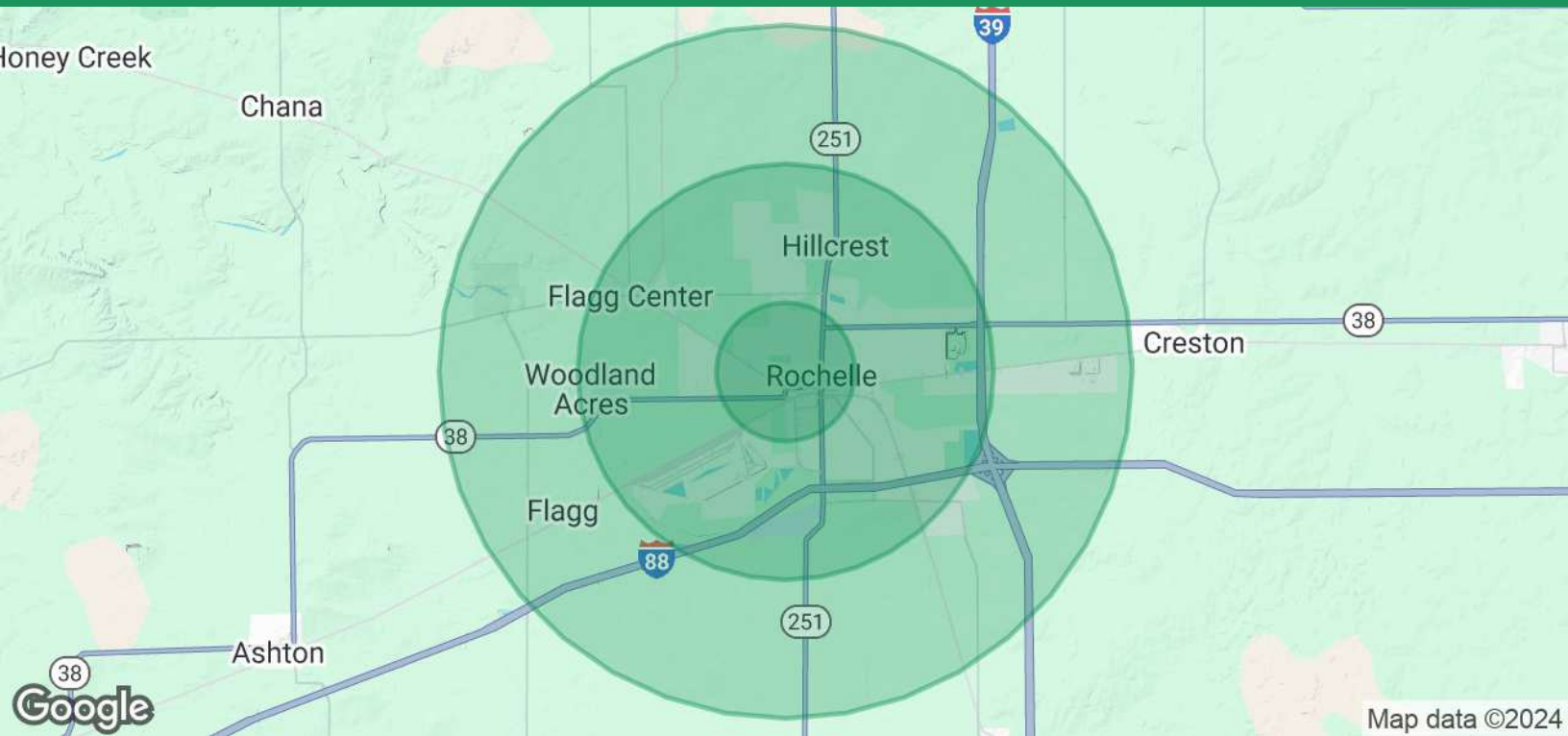
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Population	1 Mile	3 Miles	5 Miles
Total Population	5,745	12,239	13,579
Average Age	40	39	40
Average Age (Male)	39	38	38
Average Age (Female)	41	41	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,318	4,831	5,339
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$83,209	\$85,734	\$87,180
Average House Value	\$199,898	\$191,157	\$194,511

Demographics data derived from AlphaMap

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