

# 161 SECOND AVENUE rochelle

jon chamlin

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call for details



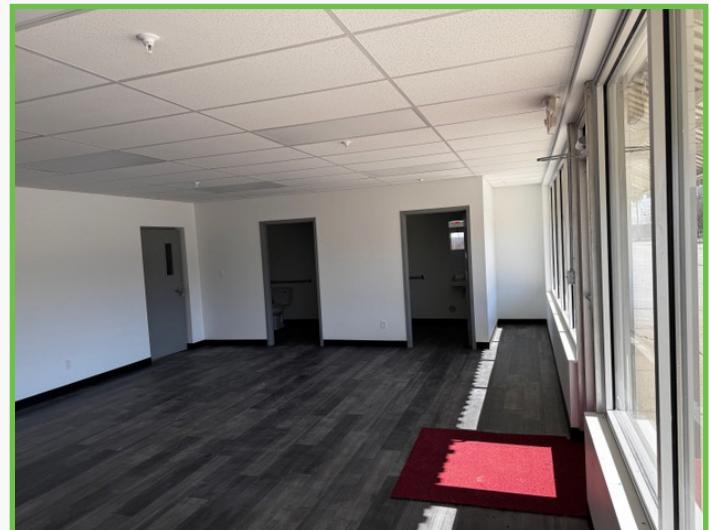
## building specifications

Total SF	23,780 SF
Office	980 SF (newly renovated)
Construction	Heavy Duty Interior Slab
Power	200 Amps
Sprinklers	Fully Sprinklered
Lighting	LED Motion-Activated
Column Spacing	60' x 60'
Roll-up Doors	3 (14' x 14')
Off-Street Parking	+/- 2 Acres
Zoned	I-2 General Industrial
Taxes & CAM	\$1.25 PSF
Price	\$2.90 PSF NNN



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2 acres of off-street parking



ADA-compliant and remodeled office, restrooms, & breakroom