



FOR SALE | HEAVY INDUSTRIAL

520 E North Ave, Cortland IL 60112 > \$869,500



Property Features

55,380 SFT Metal Industrial Building on 18.6 acres

1 Internal dock with hydraulic leveler

4 Drive in Doors

4,000 AMPs, 480V, 3 Phase Power

\$2,000 Crop Rent

Zoned MC

NFR letter on file

Large paved & fenced storage area

Lower RE Taxes located in County

1st floor production offices

2nd story office, bath, break & conference rooms

Ceilings: 20 ' lowest truss in large west building

14 ' 11 " lowest in truck dock area

17 ' at highest in truck dock area



Denise Weinmann, CCIM, SIOR
dweinmann@rvgcommercial.com
815-739-9382 Cell / 815-754-4000 Off

Mark Sawyer, Broker
msawyer@rvgcommercial.com
815-757-1650 Cell / 815-754-4000 Off

PICTURES

520 E North Ave
Cortland, IL 60112



Heavy Industrial building

55,380 SFT

18.6 acres allows for expansion



LOCATION

520 E North Ave
Cortland, IL 60112

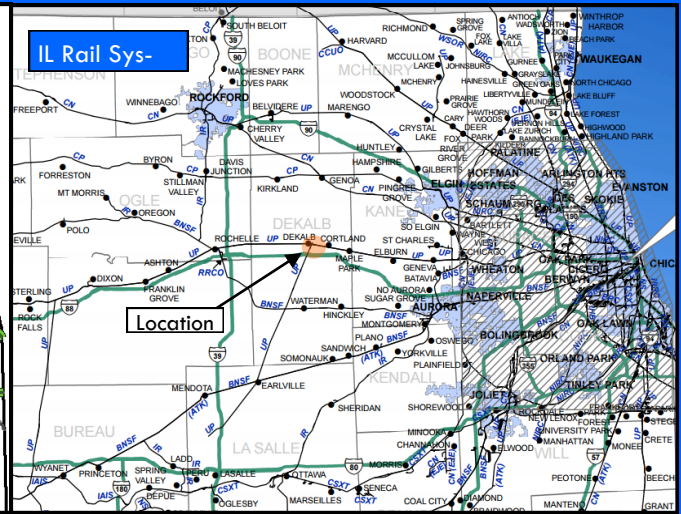
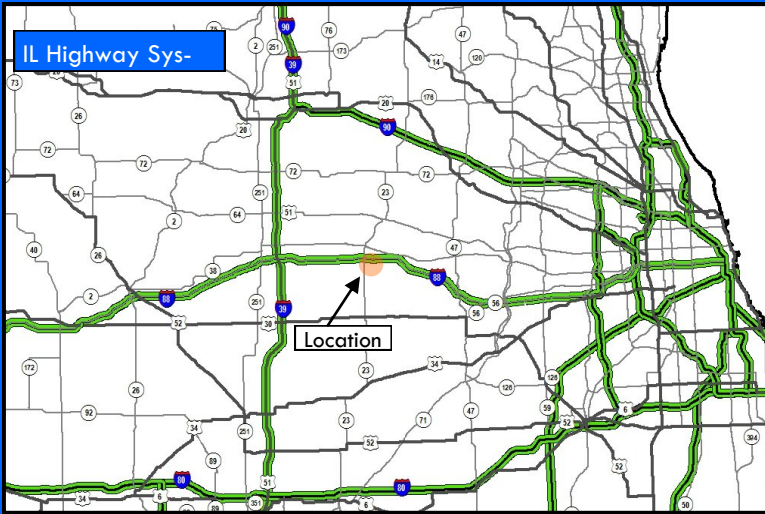


Heavy Industrial

Minutes from full interchange I88

Zoned MC (County Zoning)





TRANSPORTATION HUB: DeKalb Airport 7,025 Ft Runway - 80,000lbs Dual. Full access interchange I88 1/2 mile from property, I39 north/south access 15 minutes west. UP Rail Port 20 minutes west and 25 minutes to Chicago's western



City of DeKalb: 815-748-2000, www.cityofdekalb.com



DeKalb County Government: 815-895-1630, www.dekalbcounty.org



DeKalb County Economic Development Corporation: 815-895- 2711, www.dcedc.org



Rochelle Global III Intermodal Terminal, Terminal Capabilities: TOFC/COFC, 800-877-5123



**DeKalb Taylor Municipal Airport: 815-748-8102, www.cityofdekalb.com (For airport link) - 7,025 ft runway
Flight times: DeKalb to NY 1:52, LA 3:38, Dallas 1:52**



RVGCOMMERCIAL.COM

Denise Weinmann, CCIM, SIOR
dweinmann@rvgcommercial.com
 815-739-9382 Cell / 815-754-4000 Off

Mark Sawyer, Broker
msawyer@rvgcommercial.com
 815-757-1650 Cell / 815-754-4000 Off