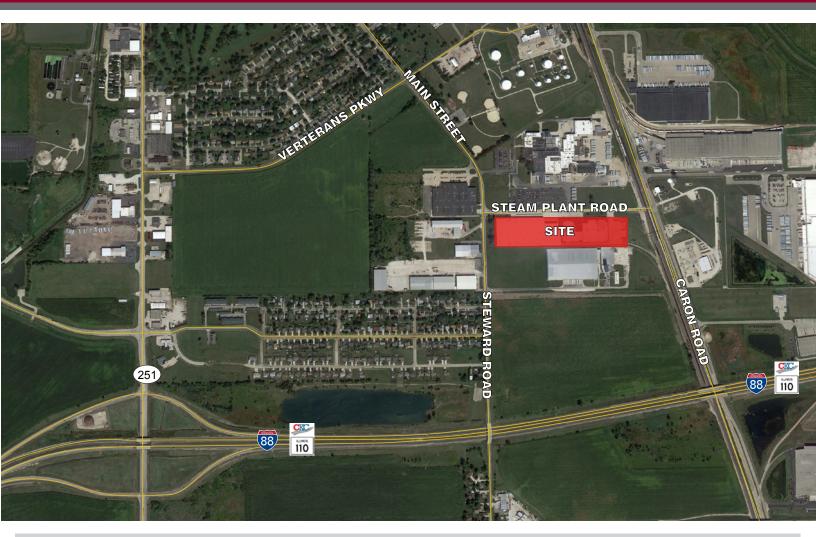
1025 MAIN STREET

Rochelle, Illinois

125,000 SF Available for Lease



Building Specifications:

Available Space:	125,000 SF	Parking:	50 cars (estimate)
Total Building:	371,541 SF	Zoning:	I-2
Land:	±18 acres	Possession:	Immediate
Office:	3,650 SF	Power:	1,200 amps @ 480/277 volts
Loading:	Four (4) exterior docks 1 drive-in door	PIN:	25-30-300-004 (Ogle / Dement Township)
Rail:	BNSF (interior rail spur)	Asking Lease Rate:	\$4.25 PSF Gross
Heat:	Gas	2016 CAM:	\$0.35 PSF
Sprinkler:	Wet (with pump)	Comments:	 Trailer parking available Highway access: Exit I-88
Ceilings:	20' to 23'		at Route 251 North

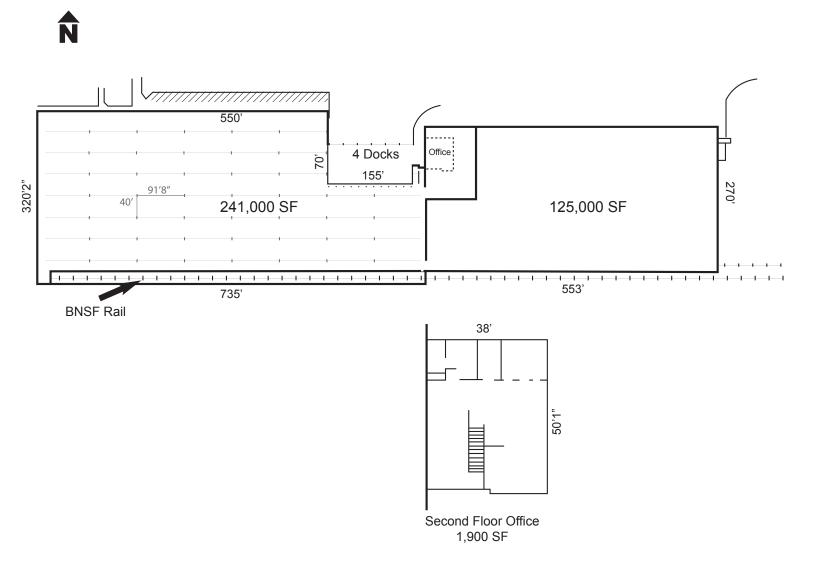


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JEFFREY J. JANDA, SIOR Principal (773) 355-3015 direct jjanda@lee-associates.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.





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