

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:	<ul style="list-style-type: none">Trailer parking availableHighway access: Exit I-88 at Route 251 North
Ceilings:	20' to 23'		

1025 MAIN STREET

Rochelle, Illinois

125,000 SF

Available for Lease

