

12533 WAGON WHEEL RD.
ROCKTON, IL



FOR SALE
STATE OF THE ART
30,000 SF OFFICE BUILDING/EVENT VENUE

CBRE

12533 WAGON WHEEL RD. ROCKTON, IL

FEATURES

- Attractive 30,000 SF single-story office building on 4.3 acres
- Situated in picturesque park setting adjacent to golf course
- Built in 2007. Attractive, modern décor
- Numerous meeting/conference rooms and a town hall gathering/dining area
- Energy efficient building design including state of the art HVAC energy management and high efficiency lighting
- Open floor plan with lots of natural light
- Superior indoor air quality
- Convenient to northern Illinois and southern Wisconsin communities
- 5 miles to I-90/Rockton Rd. interchange
- Excellent for company HQ, back office or call center
- 2019 low real estate taxes: \$2.34 psf
- 99% PVC free
- Fiber provided by Windstream up to 100 GB capacity in numerous rooms
- Up to 17.78 additional acres available for purchase
 - 2.04 acres to the south and 15.85 acres to the north
- Asking pricing \$2,300,000 (\$76.67)
 - Well below construction cost



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INTERIOR PHOTOS



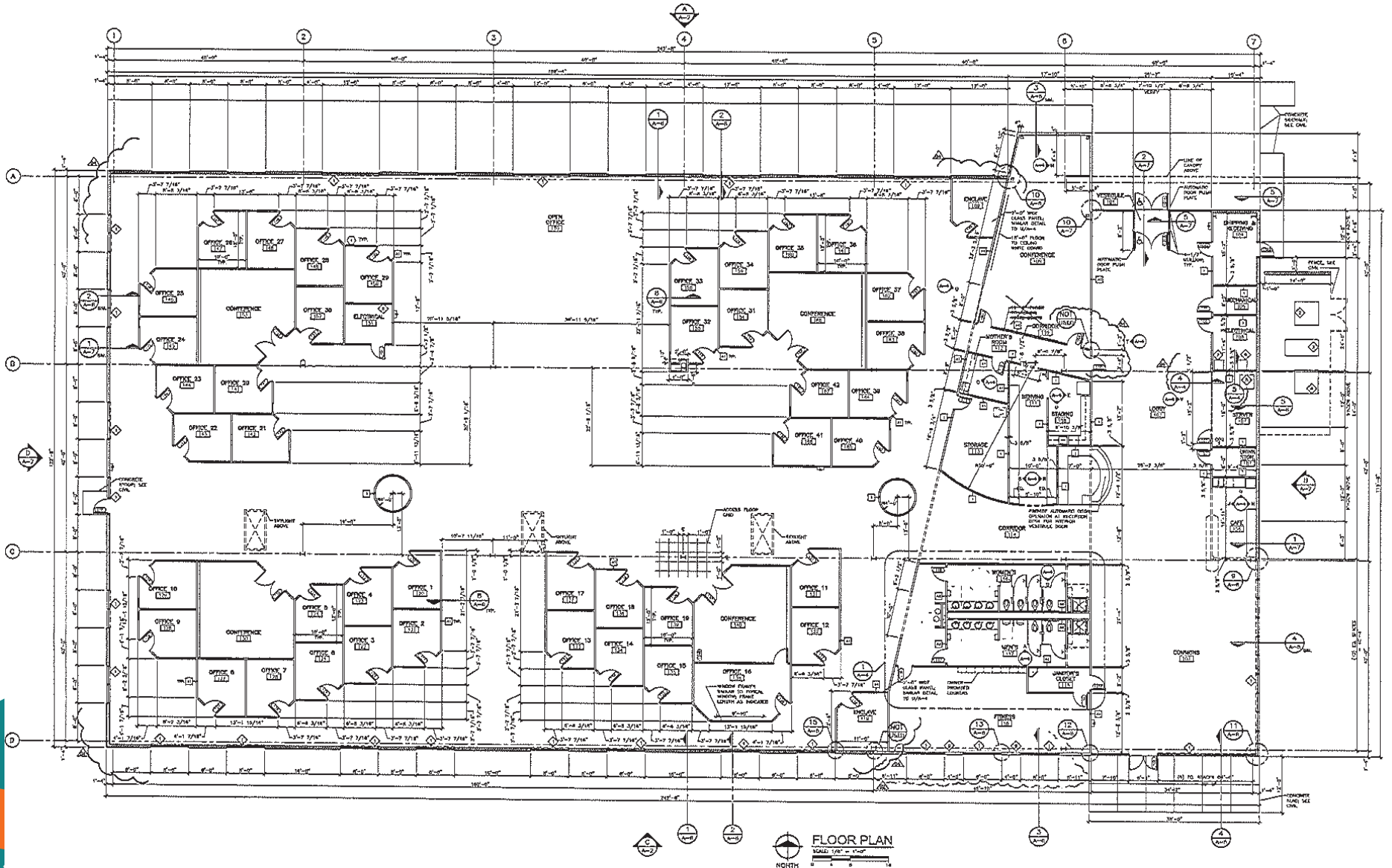
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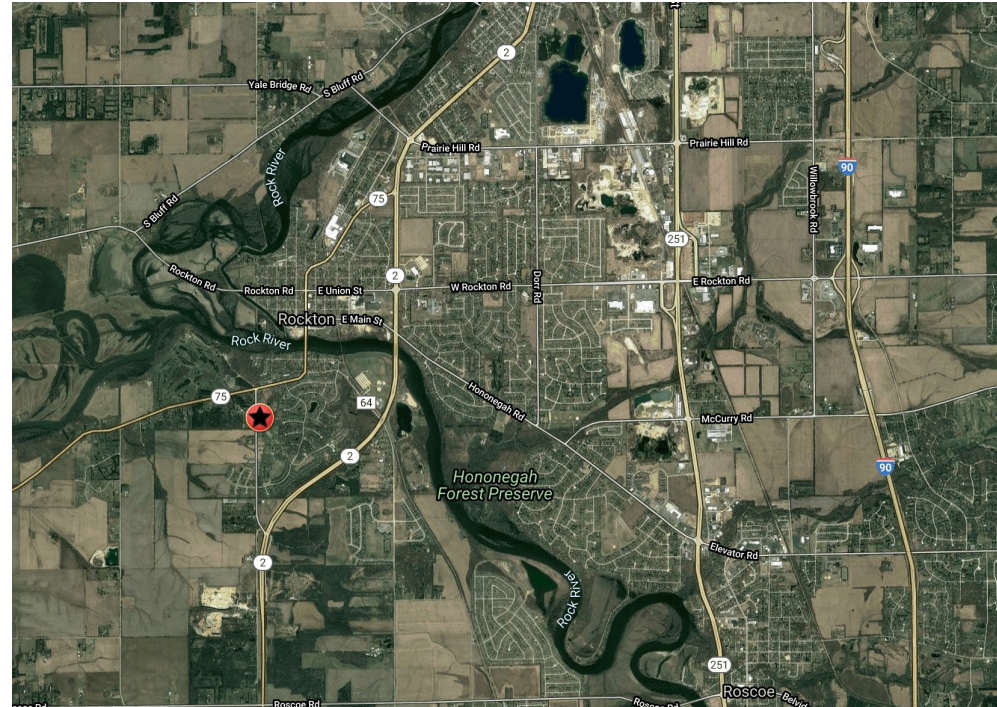
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FLOOR PLAN



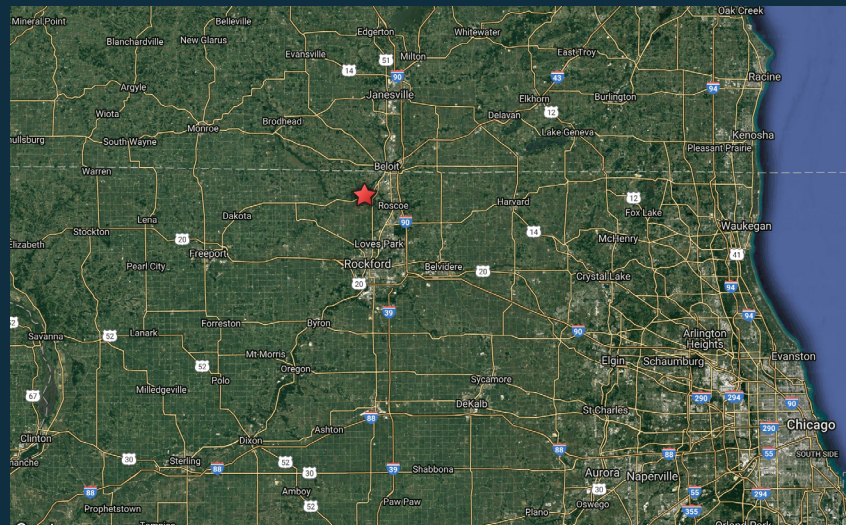
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AERIALS



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