

# AVAILABLE FOR LEASE

INDUSTRIAL | WAREHOUSE | MANUFACTURING  
404 N WESLEY AVE | MT MORRIS, IL | 61054



414 N. Wesley Avenue | Mt. Morris, Illinois | 642,701± SF



## PHOENIX INVESTORS

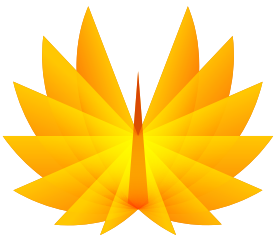
*Opportunity. Execution. Value Creation.*

Owned and managed by:  
Phoenix Investors, LLC  
401 E Kilbourn Avenue, Suite 201  
Milwaukee, WI 53202

Patrick Dederling  
414-376-6933  
patrick@phoenixinvestors.com

### SPACE FEATURES

- Renovated in 2018
- Active BSNF rail spur
- Easy access to I-39/90/88 corridor



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## PROPERTY DETAILS

Building Size:	642,701 SF
Floors:	1
Available Space:	238,554 SF
Minimum Divisible:	100,000 SF
Maximum Contiguous:	238,554 SF
Warehouse Space:	238,554 SF
Construction:	Roof: EPDM Walls: Metal and masonry Floors: 6" Reinforced concrete
Year Built:	1920-1997 - Renovated 2018
Sprinklers:	100% Wet
Parking:	80+ Truck trailer surface spaces
Land Area:	53 Acres
Zoning:	I-1: Light Industrial
Parcel ID:	08-27-201-004   08-27-228-003   08-27-201-005
Clear Height:	24-32'
Column Width/Depth:	Varies from 30x30' to 50x50'
Drive-In Doors:	3
Dock Doors:	30 Exterior doors
Lighting:	High efficiency T5
Power:	Heavy power
Rail Access:	Spur serviced by BSNF
<b>OpEx Estimate 2018:</b>	<b>\$0.47</b>



### FOR COMPLETE INFORMATION CONTACT:

✉ PATRICK@PHOENIXINVESTORS.COM | ☎ (414) 376-6933  
📍 401 EAST KILBOURN AVENUE, SUITE 201, MILWAUKEE, WI 53202



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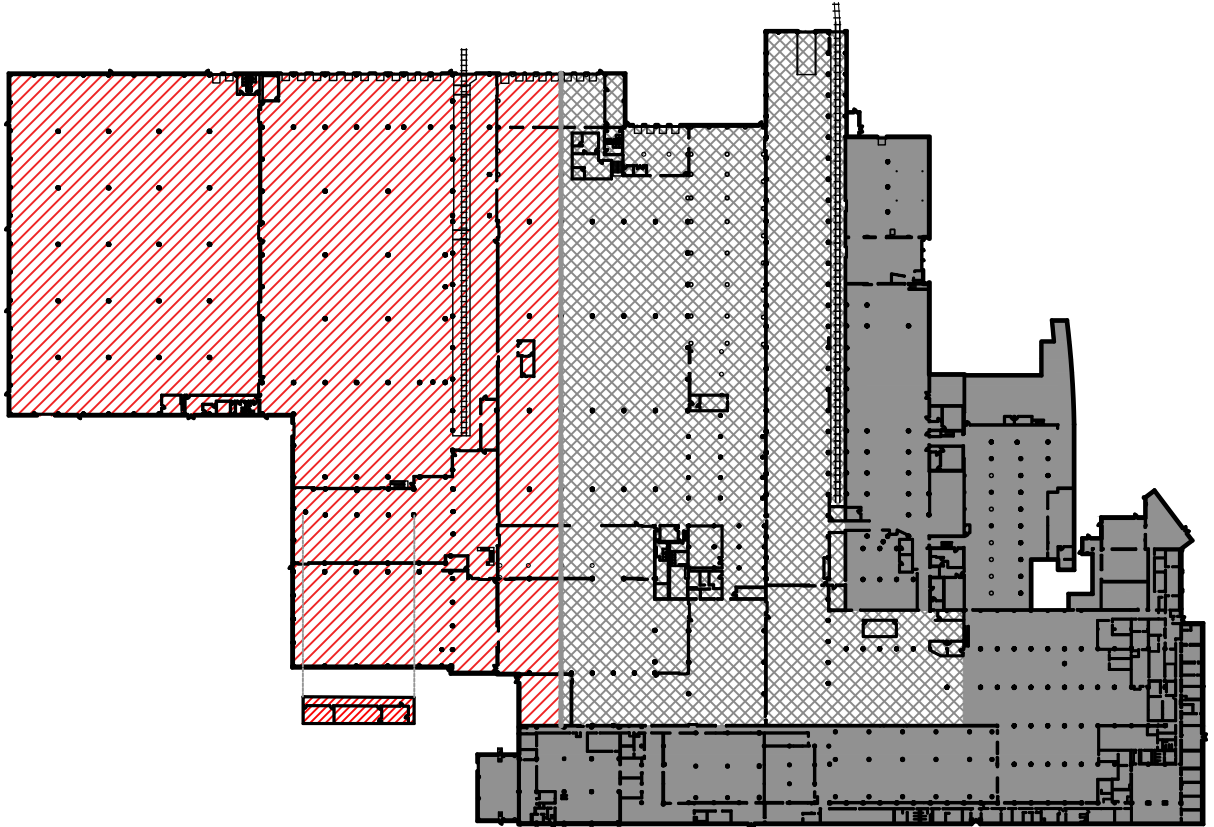





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## SITE PLAN



SQUARE FOOTAGE BREAKDOWN			
HATCH	SPACE DESIGNATION	CLEAR HEIGHT	SQUARE FEET
	VACANT	26'-8" - 30'-0"	238,554 SQFT
	EXISTING TENANT	N/A	N/A
	UNAVAILABLE	N/A	N/A

 1 FLOOR PLAN  
SCALE: 1"=50'

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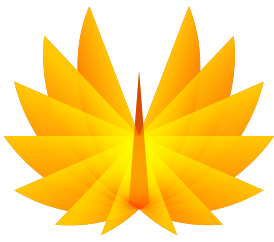
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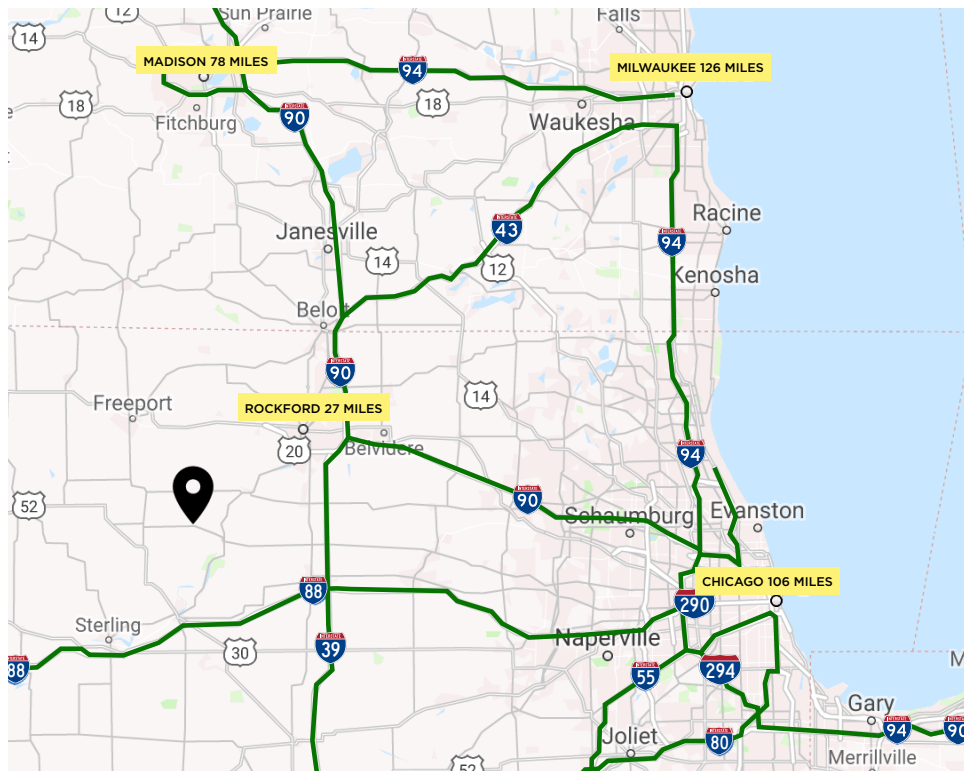
## ADDITIONAL INFORMATION

Transportation: IL-64: Less than one mile  
I-39: 25 miles  
Chicago Rockford International Airport: 23 miles

Location: Chicago: 99 miles  
Milwaukee: 120 miles  
Indianapolis: 280 miles

Major Employers: Commonwealth Edison  
Hormel Foods  
Sara Lee

## LOCATION MAP



No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

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