



4732 PRAIRIE HILL RD

South Beloit, WI 61080



OFFERING SUMMARY

Available SF: 17,600 SF

Lease Rate: \$3.85 SF/yr (NNN)

Lot Size: 32.17 Acres

Year Built: 1986

Building Size: 247,500 SF

Renovated: 2002

Zoning: IH

MCGUIREMEARS.COM

Bill Mears
608.314.8251
bill@meguiremears.com

PROPERTY OVERVIEW

17,600 SF of warehouse space available for lease at 4732 Prairie Hill Rd in South Beloit, IL. Property consists of 3 pre-engineered steel buildings with insulated steel siding, all of which are USDA-approved and FDA-registered. Each building has ESFR sprinklers and 20' ceiling height at the eaves. The available space has two (2) dock doors with levelers, a restroom, and 20' x 30' column spacing.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Bldg B (bay 3)	\$3.85 SF/yr	17,600 SF



MCGUIRE MEARS & ASSOCIATES