

Industrial Warehouse & Mfg. Facility

404 N. Wesley Ave. | Mount Morris, IL | US | Ogle County
Available SF: 450,000 | Lease Rate: \$1.75 | Lease Terms: Unknown | Sale
Price: \$3,176,194



Building Type:	Industrial, Warehouse & Distribution, Other, Office
Available SF:	450,000
Total SF:	450,000
Number of Stories:	1
Ceiling Peak:	30 Ft.
Expandable:	Yes
Zoning:	Industrial-Light
Site Size:	53.00 Acres
Former Use:	Warehouse/Distribution (printing operations previously)
Specialty Features:	TIF District
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Other
Floor Type:	Concrete-Reinforced
Sale Price:	\$3,176,194
Sale Price Note:	call for update
Lease Rate:	\$1.75
Lease Terms:	Unknown
Lease Rate Note:	\$1.75 - \$2 SF/Year
Last Updated:	Jan 21, 2025

Property and Area Description

INDUSTRIAL WAREHOUSE & MANUFACTURING FACILITY. FOR SALE & FOR LEASE PROPERTY FEATURES: INDUSTRIAL PROPERTY FOR SALE: Sale Price:\$3,176,194 Building Size:226,871 SF Price/SF:\$14 Property Type:Industrial Property Sub-type:Manufacturing Additional Sub-types:Warehouse Distribution Warehouse Property Use Type:Vacant/Owner-User Clear Ceiling Height:32 ft. Dock-High Doors/Loading:30 Drive In/Grade-Level Doors:3 Lot Size:53 AC Listing ID18399857 HIGHLIGHTS 226,871 SF industrial warehouse and manufacturing facility available Active BNSF Rail access on site Nearby municipalities Rockford and Rochelle Access via IL-39, I-88 and I-90 from larger region markets Facility Improvements and expansion 24-32' clear height DESCRIPTION Available building sizes: 74,948 SF, 74,202 SF, 77,721 SF (Total 226,871 SF) Total building size: 642,701 SF Total office size: 35,851 SF Land size: 53 acres Year expansion: 1997 Concrete & wood block construction 24-32' clear height Column Spacing: 30 ft x 30 ft 40 ft x 40 ft 50 ft x 50 ft 24 dock doors 2 drive-in doors 100% wet sprinkler system truck/trailer parking available Heavy electrical capacity BNSF rail access Light industrial zoning The Subject property is located in Mt. Morris, IL and accessible to IL-39, I-88, I-90. INDUSTRIAL PROPERTY FOR LEASE: Total Space Available:226,871 SF Rental Rate:\$1.75 - \$2 /SF/Year Min. Divisible:74,202 SF Max.Contiguous:226,871 SF Property Type:Industrial Property Sub-type:Manufacturing Building Size:642,701 SF LotSize:53 AC Listing ID18405688 3 SPACES AVAILABLE SPACE 1 Space Available: 74,948 SF Rental Rate: \$1.75 /SF/Year Space Type: Manufacturing Max. Contiguous: 226,871 SF Date Available: Oct 2013 Features: Cooling is available - Y Heating is available - Y Lighting is Available - Y SPACE 2 Space Available: 74,202 SF Rental Rate: \$2 /SF/Year Space Type: Manufacturing Max. Contiguous: 226,871 SF Date Available: Oct 2013 Features: Cooling is available - Y Heating is available - Y Lighting is Available - Y SPACE 3 Space Available: 77,721 SF Rental Rate: \$2 /SF/Year Space Type: Manufacturing Max. Contiguous: 226,871 SF Date Available: Oct 2013 Features: Cooling is available - Y Heating is available - Y Lighting is Available - Y HIGHLIGHTS 226,871 SF industrial warehouse and manufacturing facility available Active BNSF Rail access on site, subject to service agreement Nearby municipalities Rockford and Rochelle Access via IL-39, I-88 and I-90 from larger region markets Facility Improvements and expansion 24-30' clear height DESCRIPTION Total available size: 226,871 SF Divisible by: 74,948 SF, 74,202 SF, 77,721 SF Total building size: 642,701 SF Subject to inquiry: 415,830 SF (balance of building) Land size: 53 acres Year expansion: 1997 24-30' clear height Column Spacing: 30 ft x 30 ft 40 ft x 40 ft 50 ft x 50 ft 24 dock doors 2 drive-in doors 100% wet sprinkler system truck/trailer parking available Heavy electrical capacity BNSF rail access - subject to service agreement Light industrial zoning The Subject property is located in Mt. Morris, IL and accessible to IL-39, I-88, I-90. 2013 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Population

Economic Development Contact

Paula Diehl

Village of Mt. Morris

105 w. Lincoln

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Paula Diehl

Village of Mt.Morris-Economic Development

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Realtor/Owner Contact

Patrick Dederling

Phoenix Investors

(414) 376-6933 |

PATRICK@PHOENIXINVESTORS.COM

Property Images



19,164

10 Mile Radius

98,342

20 Mile Radius

388,335

30 Mile Radius

Source: ESRI®, 2024

Households



8,368

10 Mile Radius

40,711

20 Mile Radius

165,110

30 Mile Radius

Source: ESRI®, 2024

Transportation

Nearest Highway: Rt 64 (0.03 mi.)

Nearest Interstate: I-39, I-88 , I-90 (20.00 mi.)

Nearest Airport: Dixon Walgreen Field (15.00 mi.)

Nearest Commercial Airport: Chicago-Rockford International Airport (23.00 mi.)

Rail Served: Yes

Rail Served By: BNSF Railway, Norfolk Southern Railway

Rail Accessible: Unknown

Rail Infrastructure in Place: Yes

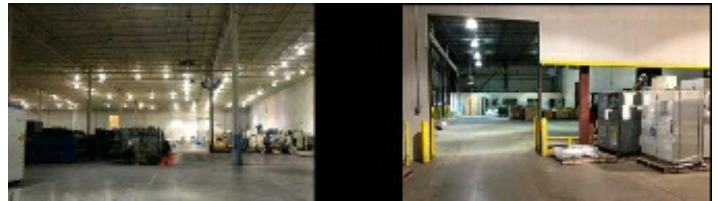
Utilities

Electric: ComEd

Natural Gas: Nicor Gas

Water: Onsite Wells 2 ea.

Sewer: Village of Mt. Morris

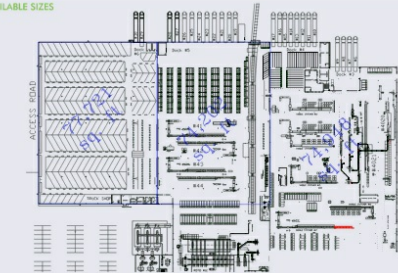


- PROPERTY FEATURES**
- Total available size: ± 226,871 SF
 - Divisible by:
 - 74,948 SF
 - 74,202 SF
 - 77,721 SF
 - Total building size: ± 642,701 SF
 - Subject to inquiry: ± 415,830 SF (balance of building)
 - Land size: ± 53 acres
 - Year expansion: 1997
 - 24'-30" clear height
 - Column Spacing:
 - 30 ft x 30 ft, 40 ft x 40 ft, 50 ft x 50 ft
 - 24 clock doors
 - 2 drive-in doors
 - Wet/ESFR sprinkler system
 - Truck/trailer parking available
 - Heavy electrical capacity
 - BNSF rail access - subject to service agreement
 - Light industrial zoning



- 74,948 SF
- 74,202 SF
- 77,721 SF

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- 74,202 SF
- 77,721 SF



FOR MORE
INFORMATION
PLEASE
CONTACT

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The Subject property is located in Mt. Morris, IL and accessible to IL-38, I-55, I-57

CITIES:	CHICAGO	DUBUQUE	MILWAUKEE	MADISON
DISTANCES:	106 miles	87.9 miles	124 miles	79 miles

FOR MORE
INFORMATION
PLEASE
CONTACT

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