

221 E Main St- Rawleigh Office Center  
221 E. Main St. | Freeport, IL | US | Stephenson County  
Available SF: 36,000 | Lease Rate: \$10.25 | Lease Terms: Full Service | Sale  
Price: \$795,000

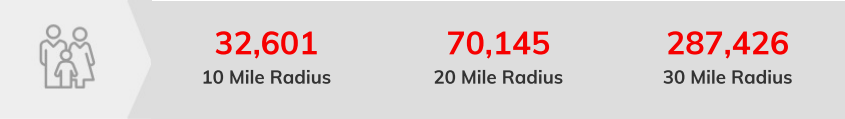


Building Type:	Office
Available SF:	36,000
Total SF:	36,000
Number of Stories:	3
Ceiling Peak:	33 Ft.
Ceiling Eaves:	33 Ft.
Expandable:	No
Zoning:	Business District
Site Size:	1.00 Acres
Year Built:	1953
Specialty Features:	TIF District,Enterprise Zone
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Metal or Steel
Floor Type:	Concrete-Reinforced
Sale Price:	\$795,000
Lease Rate:	\$10.25
Lease Terms:	Full Service
Last Updated:	Jun 14, 2024

### Property and Area Description

Located in downtown Freeport. Former home office of the W. T. Rawleigh Company. 36,000 total SF concrete and steel building. The first floor has 12,200 SF of finished office space leaving the 24,000 SF on the second floor and half-exposed lower level available for remodel. Space can be subdivided. Primary use is office - secondary use would be professional, medical or possibly retail or hospitality. There are 3 stories, 2 above grade and 1 partially below. Floors are reinforced concrete. Ceiling eaves are 33' plus 12' masonry penthouse. The building also has a wet sprinkler system. Lease includes all CAM charges, utility expenses within leases space are by tenant. Property is located in an Enterprise Zone and a TIF District.

### Population



Source: ESRI®, 2024

### Households



Source: ESRI®, 2024

### Transportation

**Nearest Highway:** US Route 20 (3.00 mi.)  
**Nearest Interstate:** I-39 (28 miles) and I-90 (32 miles) (28.00 mi.)  
**Nearest Airport:** Freeport Albertus Airport (5.00 mi.)  
**Nearest Commercial Airport:** Chicago-Rockford Chicago O'Hare 120 mile (25.00 mi.)  
**Rail Served:** No  
**Rail Served By:** Other  
**Rail Infrastructure in Place:** No

### Utilities

**Electric:** ComEd  
**Natural Gas:** Nicor  
**Water:** Freeport Water & Sewer Commission  
**Sewer:** Freeport Water & Sewer Commission

## **Economic Development Contact**

**Shelly Edler**

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**Andrea Schultz-Winter**

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## **Realtor/Owner Contact**

**Mark Winter, Oracle Development LLC**

Owner

815-801-5306 | mwinter@winterconstruction.com

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