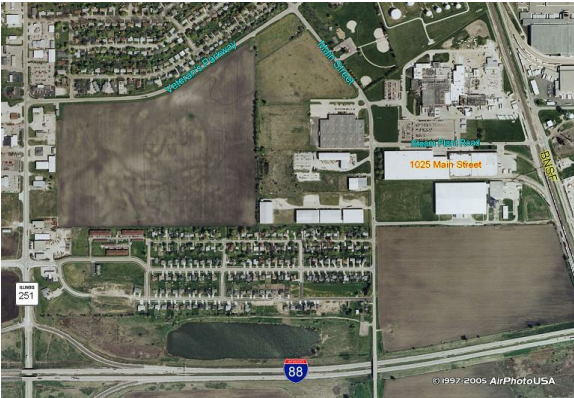


Building For Lease

1025 Main Street | Rochelle, IL | US | Ogle County
Available SF: 371,541 | Lease Rate: \$4.5 | Lease Terms: Gross



Building Type:	Industrial
Available SF:	371,541
Total SF:	371,541
Number of Stories:	1
Ceiling Peak:	20-23 feet Ft.
Ceiling Eaves:	20 feet Ft.
Expandable:	No
Zoning:	Industrial
Site Size:	18 Acres
Former Use:	Carnation food-grade warehouse/general warehousing
Specialty Features:	Enterprise Zone,Food Grade,Opportunity Zone
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Other
Floor Type:	Concrete-Reinforced
Sale Price Note:	Available Upon Request
Lease Rate:	\$4.5
Lease Terms:	Gross
Lease Rate Note:	\$4.50 PSF Gross
Last Updated:	Mar 28, 2024

Economic Development Contact

Jason Anderson
City of Rochelle
420 N 6th Street
Rochelle, IL 61068
(815) 562-7595 | janderson@rochelleil.us

Realtor/Owner Contact

Jim Planey
Lee & Associates
773-355-3014 | jplaney@lee-associates.com

Property and Area Description

Building Specifications: Available Space: 371,541 SF Land: 18.14 Acres
Office: 3,800 SF Ceiling: 20'-23' 6" Clear Loading: 12 Interior Docks 4
Exterior Docks 1 Drive-In Door Rail: BNSF (interior rail spur) Heat: Gas Unit
Sprinkler: Wet (with pump) Parking: 50 cars (estimate) Zoning: I-2 Power:
1,200 Amps @ 480/277 Volts Possession: Immediate PIN: 25-30-300-004
(Ogle / Dement Twnshp) Real Estate Taxes: \$0.31 PSF (\$116,067) (2011
payable 2012) Comments: One acre trailer parking developable

Population

	18,799 10 Mile Radius	121,279 20 Mile Radius	458,022 30 Mile Radius
--	--------------------------	---------------------------	---------------------------

Source: ESRI®, 2024

Households

	7,454 10 Mile Radius	48,287 20 Mile Radius	184,891 30 Mile Radius
--	-------------------------	--------------------------	---------------------------

Source: ESRI®, 2024

Transportation

Nearest Highway: IL Route 251 (1 mi.)
Nearest Interstate: I-88 (1 mi.)
Ingress/Egress Notes: Full interstate access off I-88 to IL Route 251. Less than one mile on County Road Steward and Main Street.
Nearest Airport: Rochelle Municipal Airport (1 mi.)
Nearest Commercial Airport: Chicago-Rockford International (25.00 mi.)
Distance to Mass Transit: Elburn, IL 34 Miles
Rail Served: Yes
Rail Served By: BNSF Railway
Rail Type: Inactive
Rail Accessible: Yes
Rail Infrastructure in Place: Yes
Rail Contact: Jason Anderson
Rail Contact Phone: 815-562-7595
Rail Contact Email: janderson@rochelleil.us
Short Line Contact: None
Short Line Contact Phone: None
Short Line Contact Email: None

Utilities

Electric: Rochelle Municipal Utilities (RMU)
Natural Gas: NICOR
Water: Rochelle Municipal Utilities (RMU)
Sewer: Rochelle Municipal Utilities (RMU)
Telecommunications: Rochelle Municipal Utilities (RMU)

Adriana Milan | Asst. Economic Development Director | City of Rochelle
420 N. 6th Street | Rochelle, IL 61068 | (815) 561-2063 | amilan@rochelleil.us