

Moring Riverfront Property
309/311 S 1st St | Oregon, IL | US | Ogle County
Available SF: 46,008 | Lease Rate: \$7.59 | Sale Price: \$349,000



Building Type:	Other, Warehouse & Distribution, Commercial, Office, Industrial
Available SF:	46,008
Total SF:	46,008
Number of Stories:	2
Expandable:	Unknown
Zoning:	Business District, Commercial, Mixed Use, Office, Residential, Retail
Site Size:	2.13 Acres
Year Built:	1902
Former Use:	Warehouse, construction, storage, office and residential
Specialty Features:	TIF District
Can Subdivide:	Unknown
Within City Limits:	Yes
Construction Type:	Brick
Floor Type:	Unknown
Sale Price:	\$349,000
Sale Price Note:	7.59 Listing Price Per SF
Lease Rate:	\$7.59
Last Updated:	Apr 22, 2025

Property and Area Description

RARE COMMODITY-TRUE RIVER FRONT. HIGH AND DRY. This site was the historic Paragon Foundry built in 1902. On 1.8 acres of prime Rock River frontage. Over 46,000 SF of buildings used as construction, woodworking business, warehouse, and storage. Additional office and living space added in 1999 with over 2,500 SF. Newer HVAC in Live/Work space, new city services of water and sewer. NOTE: BEING 100 YRS OLD THESE STRUCTURES ARE IN NEED OF UPDATES, REPAIRS, OR RENOVATION. PROPERTY IS BEING SOLD 100% AS IS. ANY AND ALL EXPENSES TO BRING PROPERTY TO BUYER'S STANDARDS ARE STRICTLY AS BUYERS EXPENSE.

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: IL 64 (.25 mi.)
Nearest Interstate: I-39 (16 mi.)
Ingress/Egress Notes: Municipal street, junctions with IL 64
Nearest Airport: Rochelle Municipal Airport (22 mi.)
Nearest Commercial Airport: Greater Rockford Airport (21 mi.)
Rail Served: Unknown
Rail Served By: Unknown, None
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Utilities

Natural Gas: Nicor Gas
Water: City of Oregon
Sewer: City of Oregon
Telecommunications: Comcast

Economic Development Contact

Darin DeHaan

City of Oregon

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Realtor/Owner Contact

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| Blackhawk Hills Regional Council

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