

## 5140 US Route 20 West

5140 US Route 20 West | Galena, IL | US | Jo Daviess County

Available SF: 10,308 | Lease Terms: Not For Lease | Sale Price: \$695,000



### Property and Area Description

The current business has special use permit in place to operate. Please contact Jo Daviess County Planning & Zoning to see what you would need to do to operate your business here! Full log commercial/residential building on 8.74 acres, located on Hwy. 20 just a half mile East of The Galena Territory/Eagle Ridge Resort & Spa. Ready for user or investor, this property offers 7 private offices, 2 large common areas, full kitchen, three full baths, ample parking, new roof shingles & A/C in 2010. Having separate entrances on both levels, its the ideal set-up for residence and business use or for multiple businesses. Newly added warehouse/shop in 2012 features a 2,560' main level with a 16' wide overhead door to the loading dock, flexible space partition walls (easily removed), an office, bathroom with washer & dryer hookups, a 1,600' walkout lower level with a second (9' wide) overhead door. The warehouse/shop building has a metal roof & siding (low maintenance) and 2 x6 walls. Great Highway 20 visibility, lighted stone pillar sign (8' x 4') and abundant paved parking with room for expansion. The 8.74 acres has a beautiful several acre meadow surrounded by hardwood trees on three sides. Relocate your dream to Galena/Jo Daviess County for this exciting opportunity today.

### Population



**14,186**

10 Mile Radius

**47,542**

20 Mile Radius

**181,231**

30 Mile Radius

Source: ESRI®, 2024

### Households



**6,533**

10 Mile Radius

**20,863**

20 Mile Radius

**74,584**

30 Mile Radius

Source: ESRI®, 2024

### Transportation

**Nearest Highway:** US Route 20 (0.01 mi.)

**Nearest Interstate:** Interstate 88 (62 mi.)

**Ingress/Egress Notes:** Private drive directly onto US Route 20

**Nearest Airport:** Dubuque Regional Airport (28 mi.)

**Nearest Commercial Airport:** Chicago Rockford International Airport (76 mi.)

**Rail Served:** No

**Rail Served By:** None

**Rail Accessible:** No

**Rail Infrastructure in Place:** No

### Utilities

**Electric:** JCE Co-op

**Natural Gas:** Private Propane Tank

**Water:** Private Well

**Sewer:** Private Septic

|                            |                                  |
|----------------------------|----------------------------------|
| <b>Building Type:</b>      | Office, Warehouse & Distribution |
| <b>Available SF:</b>       | 10,308                           |
| <b>Total SF:</b>           | 10,308                           |
| <b>Number of Stories:</b>  | 1                                |
| <b>Ceiling Peak:</b>       | 9 Ft.                            |
| <b>Expandable:</b>         | Yes                              |
| <b>Zoning:</b>             | Agriculture                      |
| <b>Site Size:</b>          | 8.47 Acres                       |
| <b>Year Built:</b>         | 1990                             |
| <b>Former Use:</b>         | Offices                          |
| <b>Can Subdivide:</b>      | Unknown                          |
| <b>Within City Limits:</b> | No                               |
| <b>Construction Type:</b>  | Wood                             |
| <b>Floor Type:</b>         | Wood                             |
| <b>Sale Price:</b>         | \$695,000                        |
| <b>Sale Price Note:</b>    | \$695,000                        |
| <b>Lease Terms:</b>        | Not For Lease                    |
| <b>Last Updated:</b>       | Jun 13, 2025                     |

### Economic Development Contact

**David Schmit**

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### Realtor/Owner Contact

**Angela Stodden**

Keller Williams Realty Signature

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