

1705 S Lincoln Dr  
1750 S Lincoln Dr | Freeport, IL | US | Stephenson County  
Available SF: 211,200



1750 S. Lincoln Drive  
Freeport, Illinois 61032

#### PROPERTY HIGHLIGHTS

This precast industrial building was constructed in 2001 and has been maintained exceptionally well over the years by Plymouth REIT. The building is expandable by 211,200 SF or the additional land could be used for trailer parking. The available unit has updated LED lights in the racked portion of the warehouse.

Owned By: **PLYMOUTH REIT**

#### Contact

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#### LEASE ECONOMICS

Net Rent: \$3.75 PSF  
2022 Taxes: \$0.94 PSF  
CAM & Management: \$0.29 PSF  
Insurance: \$0.15 PSF



230,400 SF  
AVAILABLE



10 EXT. DOCKS  
EXPANDABLE TO 20



182  
CAR STALLS



16  
TRAILER STALLS



32'  
CLEAR HEIGHT



LOCATED ON  
36.03 ACRES

## Property and Area Description

This precast industrial building was constructed in 2001 and has been maintained exceptionally well over the years by Plymouth REIT. The building is expandable by 211,200 sqft or the additional land could be used for trailer parking. The available unit has updated LED lights in the racked portion of the warehouse.

## Population



32,313  
10 Mile Radius

75,587  
20 Mile Radius

322,345  
30 Mile Radius

Source: ESRI®, 2024

## Households



14,347  
10 Mile Radius

32,351  
20 Mile Radius

133,723  
30 Mile Radius

Source: ESRI®, 2024

## Transportation

Rail Served: Unknown

Rail Served By: Unknown

Rail Accessible: Unknown

Rail Infrastructure in Place: Unknown

Available SF:	211,200
Year Built:	2001
Last Updated:	Sep 18, 2023

## Economic Development Contact

### David Haigh

Industrial Services Executive Vice President  
(630) 693-0649

### Nick Feczko

Industrial Services Associate  
(630) 693-0668

### Andrea Schultz-Winter

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**NH** HIFFMAN  
COMMERCIAL REAL ESTATE GROUP

**HIFFMAN**  
NATIONAL

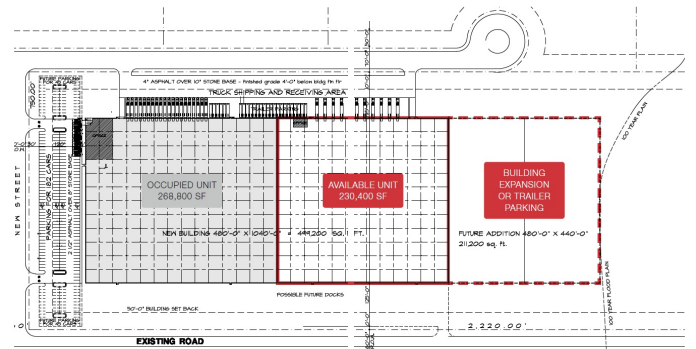
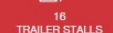
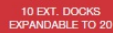
**MOST ECONOMICAL 32' CLEAR  
PRECAST BUILDING IN NORTHERN IL**

**LEASE  
OPPORTUNITY  
AVAILABLE**

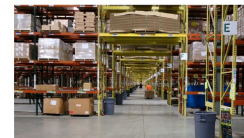
### PROPERTY HIGHLIGHTS

Owned By:  **PLYMOUTH REIT**

Net Rent: \$3.75 PSF  
2022 Taxes: \$0.94 PSF  
CAM & Management: \$0.29 PSF  
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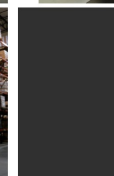
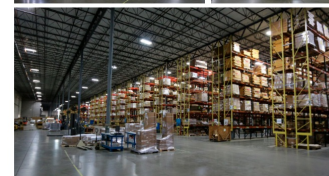
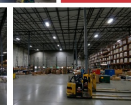
NAJ HOFFMAN | HOFFMAN NATIONAL | 2023



1. Warehouse space
2. Exterior dock doors
3. Warehouse space
4. Warehouse racking

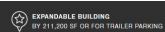


1. Exterior dock doors
2. Break room (Deeragied)
3. Conference room (Dee)
4. Truck shipping & receiv



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AVAILABLE UNIT	235,400 SF
BUILDING	499,200 SF
LAND AREA	26.93 Acres
CLEAR HEIGHT	32'
COLUMN SPACING	40' X 40'
OFFICE AREA	1,200 +/- SF
LOADING	10 Drive-In Doors 10 Exterior Doors Expandable to 20
CAR PARKING	162 Stalls
TRAILER PARKING	16 Stalls
POWER	2,500 amps, 277/600V
YEAR BUILT	2001
2022 RE TAKES	\$0.94 PSF
LEASE RATE	\$3.75 PSF NET

**230,400 SF**  
Industrial Space



 MOST ECONOMICAL 32' CLEAR PRECAST BUILDING IN NORTHERN ILL.



Excess  
Land  
Available

10000 10000 10000 10000 10000 10000 10000 10000 10000 10000



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1750 S. LINCOLN DR, FREEPORT, IL | FOR LEASE

### FREEPORT, ILLINOIS

Located 4 miles from Route 20, this 499,200 SF industrial building is located on 36.03 acres in Stephenson County with ample parking and excess land available.



GREAT NEARBY  
AMENITIES



EXCESS LAND  
AVAILABLE



4 MILES TO  
ROUTE 20



40' X 40'  
COLUMN SPACING



HEAVY POWER  
AVAILABLE



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