

Clean Warehouse or Storage

1 Cain Parkway
Rochelle, IL 61068



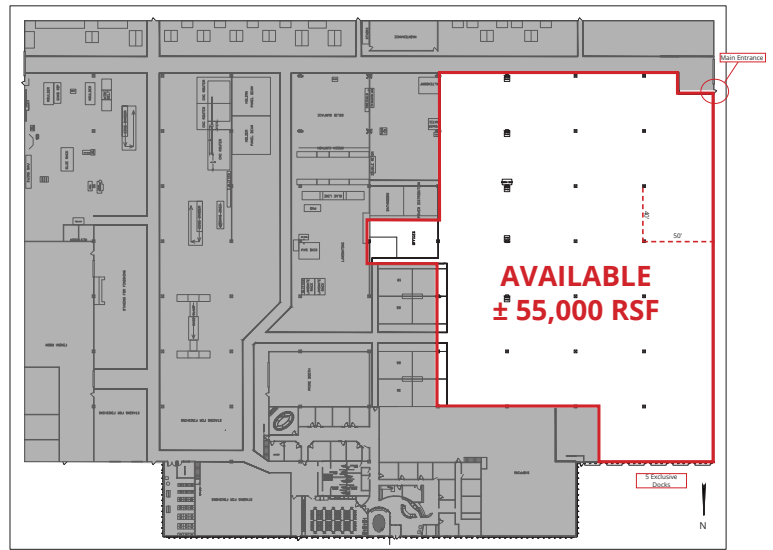
55,000 SF | AVAILABLE

Asking Price: \$6.25 PSF



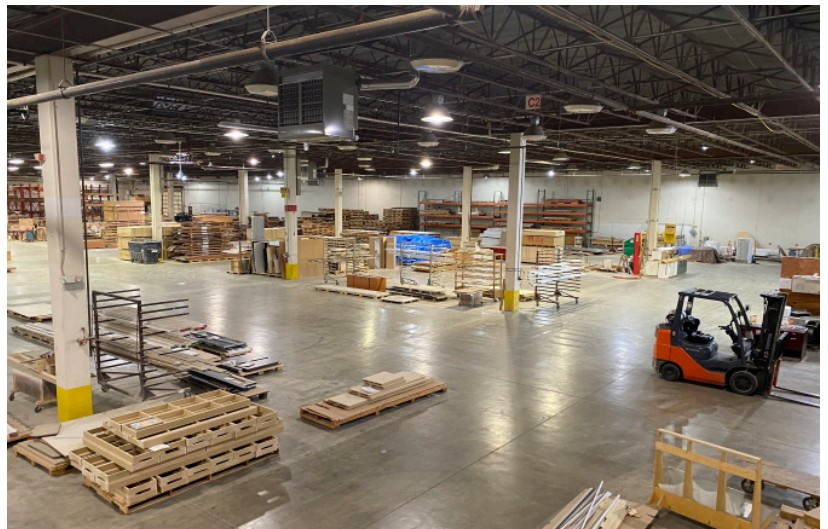
Site Specifications

- Land: 15.72 AC
- Year Built: 1985
- Taxes: \$0.31 PSF (2020)
- Zoning: I-1 Light Industrial
- Parking: 75 vehicles
- On-site Trailer Storage
- Next to UP / BNSF Intermodal



Building Features

- Ceiling Height: 24'
- Sprinkler: ESFR
- Exclusive use of 5 docks with levelers
- 12' x 14' Overhead Door
- 50' x 40' Bays
- 1,000 SF of Office
- New Warehouse Lighting



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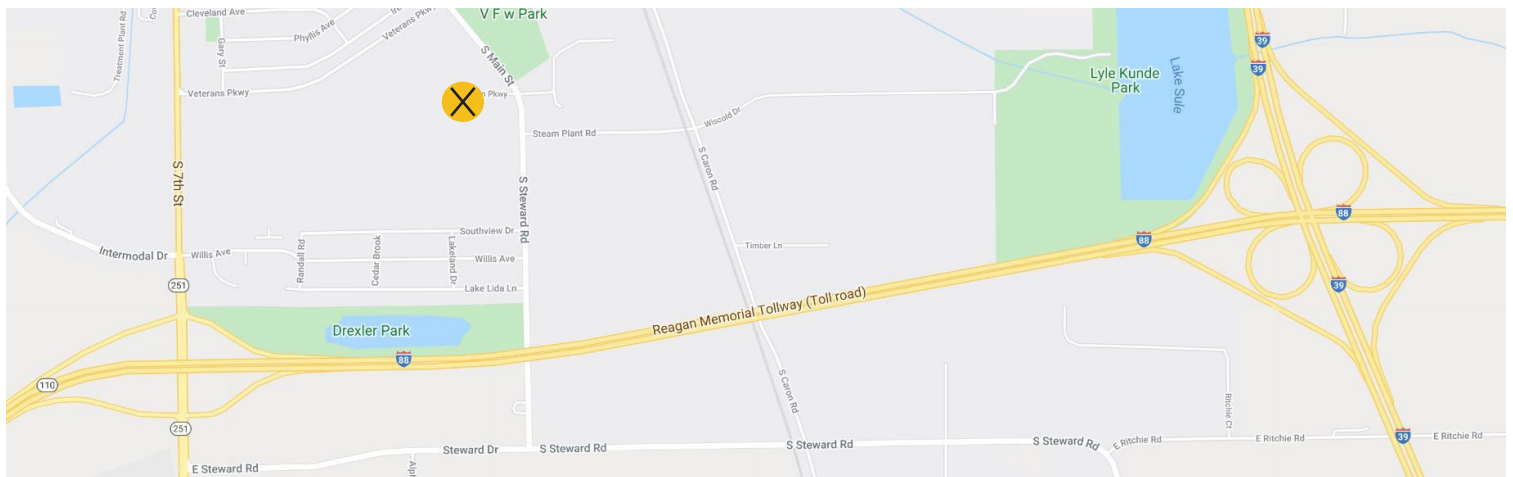
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