

REGIONAL PRODUCTION & LOGISTICS HUB



30 ACRES



CANNABIS & CEA ZONING



FLEXIBLE SELLER
FINANCING AVAILABLE



SCAN FOR MORE INFO



101-07

N WASHINGTON ST Hanover, Illinois 61041

TRI-COUNTY INCENTIVES



+109K SF INDUSTRIAL WAREHOUSE
For Sale or Lease

Offering Overview

SALE PRICE	\$3,700,000
PRICE PSF	\$33.82
LEASE RATE	\$5.95 PSF NNN
TOTAL BUILDING SF	109,412 SF
NUMBER OF UNITS	FIVE (5)
LOT SIZE	30 ACRES
AVAILABLE SF	10,500 - 109,412 SF
FLOORS	FOUR (4) + BASEMENT
CLEAR HEIGHT	18'-25'
DRIVE-IN DOORS	ONE (1)
HIGH DOCKS	FOUR (4)
ELEVATORS	TWO (2)
POWER	5,000 AMP 3 PHASE/480 V
ENERGY	1MW POWER* <i>*service upgrades possible to 5 MW with JCE</i>
ZONING	I-1
YEAR BUILT	1921
PINS	09-001-317-00 09 001-317-10 09-001-317-20 09-001-317-30



Offering Description

SVN Chicago Commercial is pleased to present **101-07 N Washington Street in Hanover, Illinois.** This 109,412 SF, four-story industrial warehouse is positioned on 30 acres of land along the beautiful Apple River, which borders the states of Wisconsin and Iowa. Perfect for Owner/User or Investment opportunity. Warehouse/Distribution and manufacturing uses welcome. Incentives apply. Seller financing available to qualified buyers.



Cannabis & Ag-Tech Ready

Permitted cultivation, processing & vertical farming



Seller Financing Available

Flexible terms available for qualified buyers



Strategic Logistics Location

Access to river, port & regional transportation

ADAPTIVE REUSE & DEVELOPMENT OPPORTUNITIES

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Multiple Paths to Value Creation

With substantial power capacity, flexible zoning, seller financing, and a 30-acre Apple riverfront campus, the property is uniquely positioned to support a variety of high-growth industries and destination-oriented redevelopment strategies.



Vertical Farming & Hydroponics

- Multi-story warehouse design ideal for vertical farming and CEA operations
- Expandable power capacity up to 5 MW supports energy-intensive cultivation
- Year-round production capability in a controlled environment
- Positioned to serve regional restaurants, grocers, and farm-to-table markets



Cannabis Production & Processing Campus

- Cultivation, extraction, infusion, and dispensary uses permitted under current I-1 zoning
- Existing industrial infrastructure supports large-scale operations
- Licensing and lending resources available to qualified operators
- Flexible seller financing enhances acquisition and redevelopment feasibility



Food, Beverage & Destination Development

- Ideal for breweries, distilleries, craft food producers, and specialty manufacturers
- Strategic location near Galena and the Great River Road tourism corridor
- Opportunity to create a flagship destination combining production and hospitality
- Rare 30-acre campus with significant branding and experiential development potential

United States Market

Market Size

~\$47B by 2026

Growth Rate

~3–5% annually
U.S. remains the largest cannabis market in the world

Status

24 recreational states
Largest cannabis market globally, 38 medical cannabis program states

Illinois Market

Revenue

~\$47B by 2026

Market Rank

~3–5% annually
U.S. remains the largest cannabis market in the world

Status

~244 dispensaries
21 major cultivation centers
87 craft grow licenses issued

Market Advantage

Higher margins than many states due to limited licenses, high demand, and fewer dispensaries

Tax Impact

\$490M annual tax revenue

Illinois Revenue Projections

2024	2030	2035
~\$2B	~\$2.5-3B	~\$3-4B

Growth Drivers & Categories

Infused beverages, edibles, and low-dose THC wellness products.

New dispensaries, more craft growers entering production, product diversification, and cross-border demand from neighboring states.

Leasing Offering

LEASE RATE	\$5.95 PSF
LEASE TYPE	NNN
TERM	NEGOTIABLE
TOTAL SF AVAILABLE	109,412 SF

Available Spaces

SUITE	SIZE
1ST FLOOR	35,192 SF
2ND FLOOR	21,240 SF
3RD FLOOR	21,240 SF
4TH FLOOR	21,240 SF
BASEMENT	10,500 SF

Leasing Description

Option to subdivide or lease the entire building.
The lease term is negotiable.

Permitted Uses

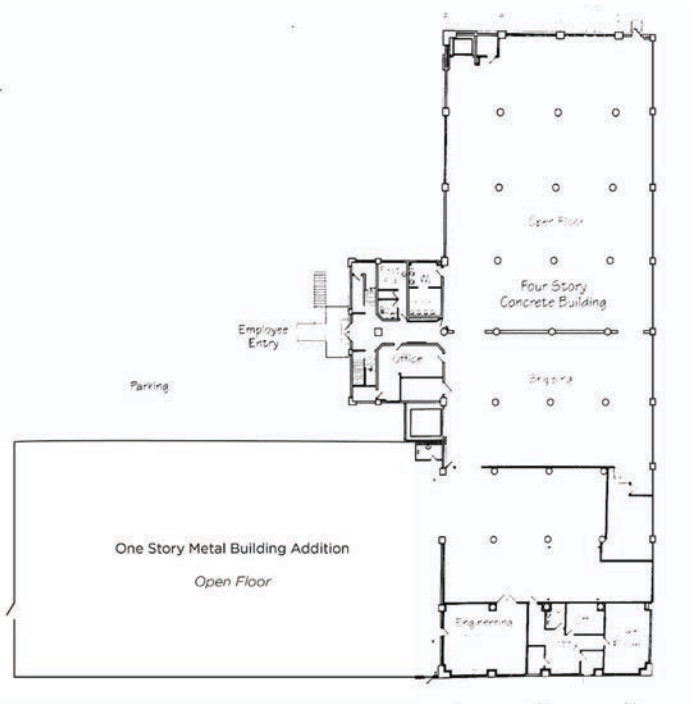
Cannabis Cultivation,
Extraction, Infusion,
Dispensary, Agriculture,
Hospitality



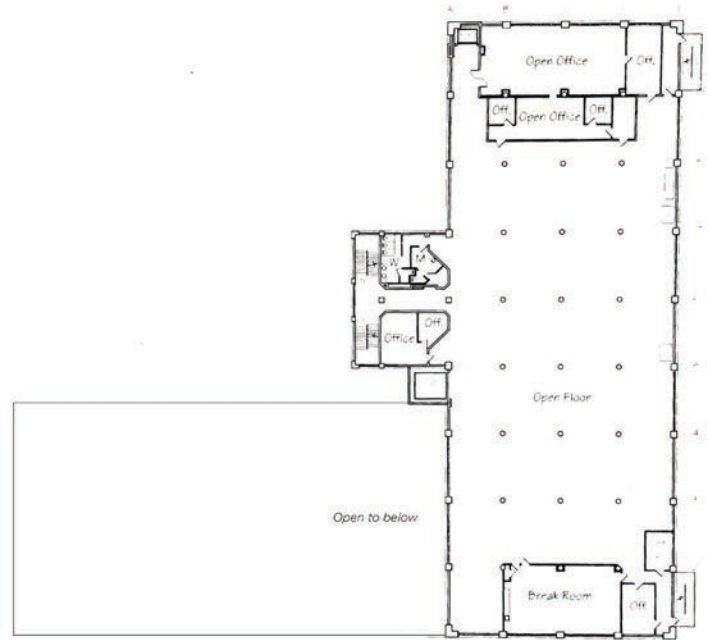
PROPERTY PHOTOS

101-07
N WASHINGTON ST
Hanover, Illinois 61041

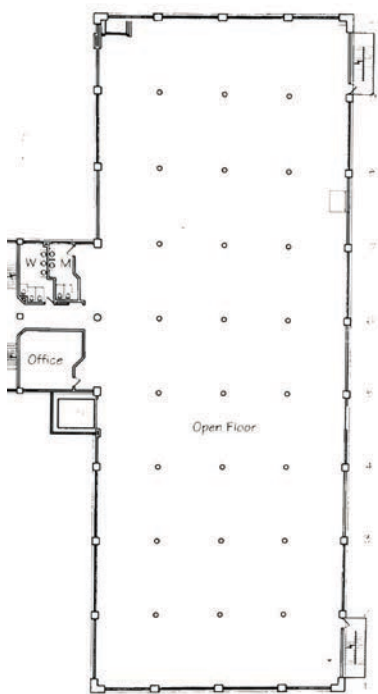




FIRST FLOOR



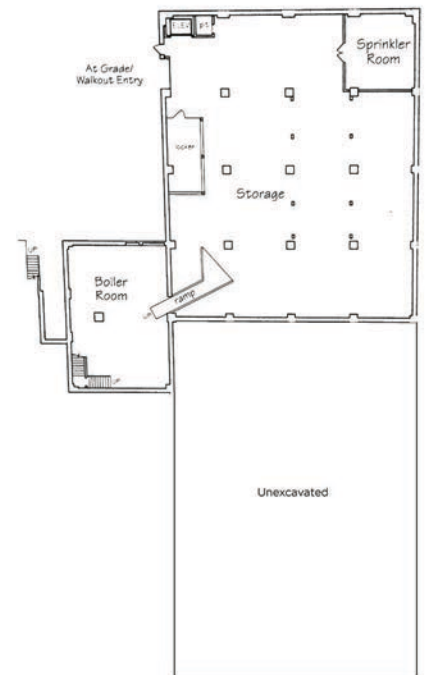
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



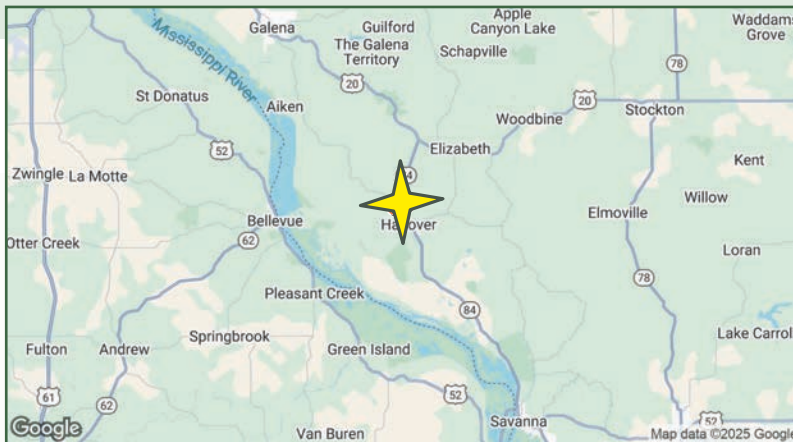
BASEMENT

Location Snapshot

Hanover, IL is a charming small town in Jo Daviess County, part of Illinois' scenic Driftless Region near the Mississippi River. Located along Illinois Route 84, the property offers convenient access to US-20, connecting to Dubuque, Galena, Rockford, and Chicago, ideal for your industrial needs.

Market Overview

MARKET	FAR NORTHWEST IL [IL/IA/WI TRI-STATE]
SUB-MARKET	HANOVER / GALENA AREA
COUNTY	JO DAVIESS
CROSS STREETS	WASHINGTON ST & JEFFERSON ST



Regional Access

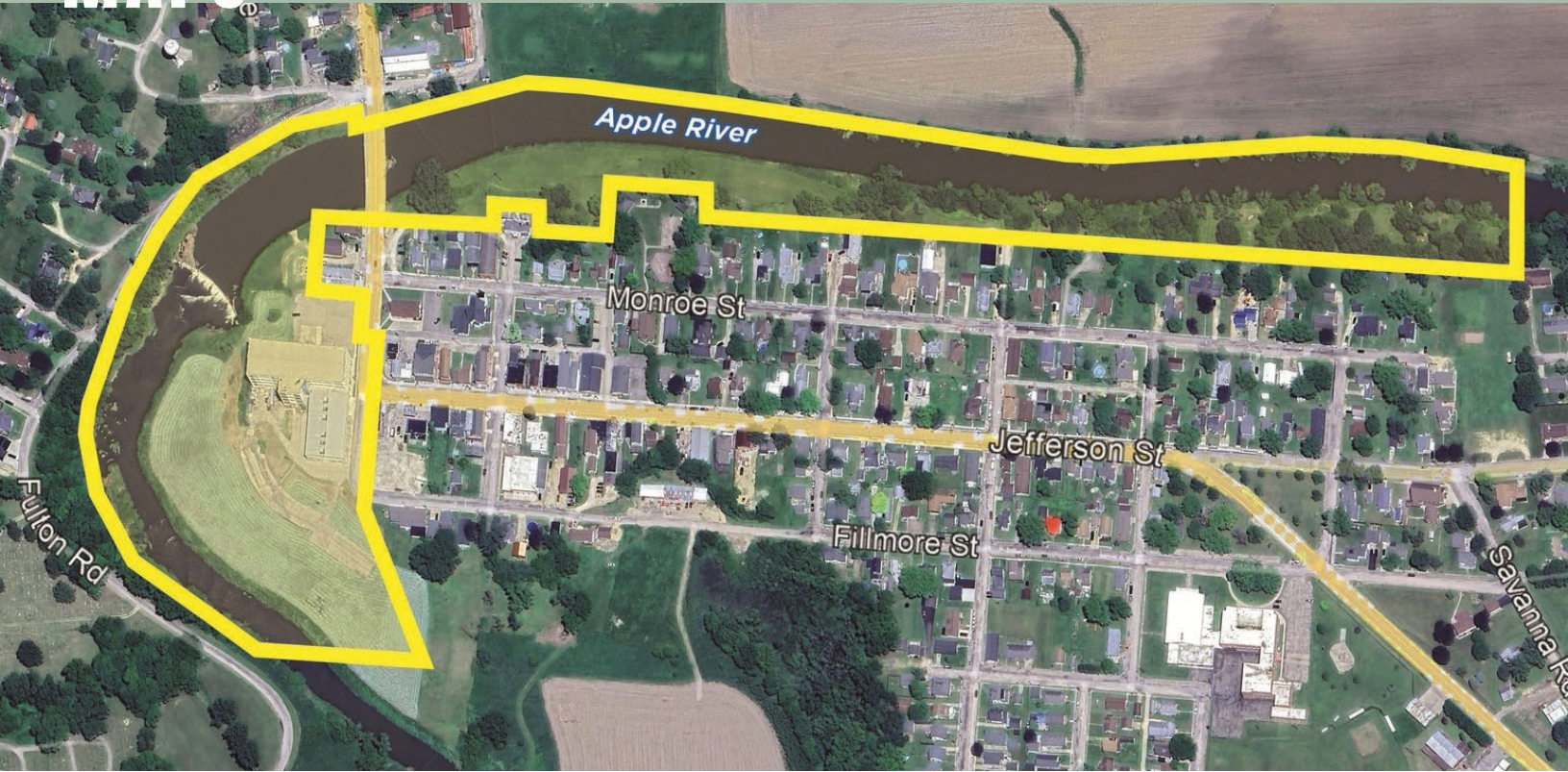
NEARBY CITY	DISTANCE	DRIVE TIME	KEY ACCESS
GALENA, IL	16 MILES NE	±5 MINUTES	US-20
DUBUQUE, IA	33 MILES W	±40 MINUTES	US-20 / IL-84
ROCKFORD, IL	70 MILES E	±1.5 HOURS	US-20
CHICAGO, IL	155 MILES E	±2.75 HOURS	I-90 / US-20

Sub-Market Highlights

- Strategic Tri-State Location: Draws from Illinois, Iowa, and Wisconsin visitor and workforce bases
- Accessible Tourism Corridor: Sits along the Great River Road National Scenic Byway, linking to Galena and Mississippi River recreation.
- Outdoor Recreation Hub: Near Apple River Canyon State Park, Hanover Bluff Nature Preserve, and Mississippi Palisades State Park.
- Economic Anchors: Tourism, agriculture, logistics, and light manufacturing sectors sustain local employment.

ADDITIONAL MAPS

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10-MILE AREA DEMOGRAPHICS

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Population
8,694



No. of Households
3,920



Median Income
\$79,599



Median Age
49.2



Av. HH Size
2.2



HH Mo. Expenditure
\$8,064



Total Businesses
361



Total Employees
2,486



Daytime Population
5,845



Karen Kulczycki, CCIM, SIOR

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Karen Kulczycki, CCIM, SIOR is a Vice President with SVN Chicago Commercial, specializing in industrial, retail, and office investment properties throughout Chicagoland's suburban markets. With a career built on data-driven research, financial analysis, and client-focused strategy, she has consistently delivered measurable results that maximize value for her clients.

Prior to joining SVN, Karen held positions with Marcus & Millichap, where she focused on medical office investment sales and acquisitions, and with Cornerstone Commercial Partners II, specializing in retail and restaurant tenant and landlord representation. Her transaction experience spans leasing, acquisitions, and new development, with a hands-on advisory approach that emphasizes long-term client relationships and market insight.

Karen is a member of NAIOP, ICSC, AIRE, and IWIRE, and an Illinois-licensed broker as well as a Certified Commercial Investment Member (CCIM). A Detroit native, she holds a Bachelor of Science from Wayne State University and a certification from Northwestern University. In 2025, she was recognized as Published Broker and Woman Broker of the Year – Commercial.

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN® Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



101-07

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