

FOR LEASE

200 W STEVENSON RD

OTTAWA, ILLINOIS 61350

INDUSTRIAL BUILDING + CONCRETE YARD

One property. One lease. Ready for operations.

\$7,750 / MONTH

MODIFIED GROSS BASE RENT

10,250 SF BUILDING
APPROX. 2-ACRE SITE

Immediate occupancy - long-term lease preferred

- NEXT TO WALMART SUPERCENTER
- QUICK ACCESS TO I-80 + IL ROUTE 23

SHAUN FLANERY | 815-482-4877 | 815-482-0033

ENTIRE PROPERTY AVAILABLE



FULL PROPERTY PACKAGE

Industrial shop, office, and concrete yard included

8,250 SF **2,000 SF** **5**
INDUSTRIAL SHOP **OFFICE AREA** **12' X 14' DOORS**

3-PHASE POWER | CITY UTILITIES | IMMEDIATE OCCUPANCY

BUILT FOR WORK. POSITIONED FOR ACCESS.

200 W STEVENSON RD - OTTAWA, IL



PROPERTY HIGHLIGHTS

- 10,250 SF total building area
- Approx. 8,250 SF industrial shop
- Approx. 2,000 SF office area
- Five 12' x 14' drive-in doors
- 3-phase power and LED lighting
- Approx. 2-acre site
- Substantial 11-inch concrete yard
- Approx. 60-ft floor drain with separator
- City water, city sewer, and gas heat
- Available for immediate occupancy

LEASE + LOCATION

\$7,750 / MONTH

\$9.07/SF/YR MG

3-10 year term

- Next to Walmart Supercenter
- Quick access to I-80 and IL Route 23
- High-traffic LaSalle County commercial corridor

MODIFIED GROSS STRUCTURE

Landlord pays real estate taxes and building insurance directly; tenant reimburses those costs and specified operating expenses monthly.

Information is believed accurate but is subject to verification. Lease terms are subject to final agreement.

IDEAL FOR

Contractors | Fleet + utility operations | Equipment sales + service
Logistics | Industrial service businesses

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[VIEW LIVE LISTING](#)

