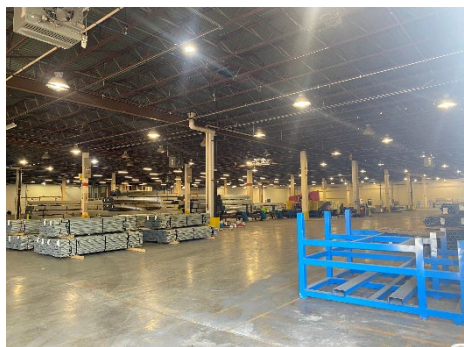




KWILL
INDUSTRIAL

1 CAIN PARKWAY

ROCHELLE, IL 61068



AVAILABLE
87,777 SF



LEASE RATE
\$5.25 NNN



PURCHASE PRICE
STO

CLEAN WAREHOUSE OR STORAGE

Exclusive use of 5 docks with levelers
Parking available for 75 vehicles with on-site trailer storage
New warehouse lighting

John Coleman
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1 CAIN PARKWAY

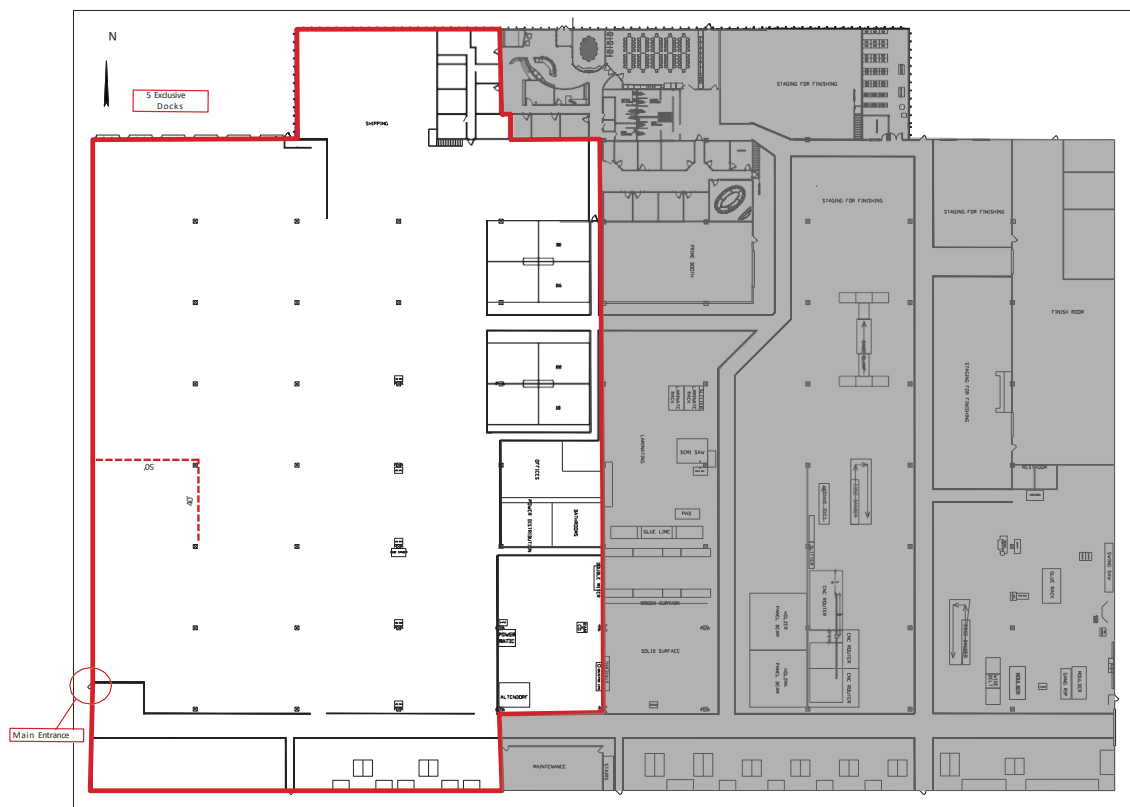
ROCHELLE, ILLINOIS

SITE SPECIFICATIONS

LAND	15.72 AC
YEAR BUILT	1985
YEAR RENOVATED	2023
TAXES & CAM	\$2.08 PSF
ZONING	I-1 LIGHT INDUSTRIAL
PARKING	75 VEHICLES
ON SITE TRAILER OR COMMODITY STORAGE	
NEAR TO UP/BNSF INTERMODAL RAIL	

BUILDING SPECIFICATIONS

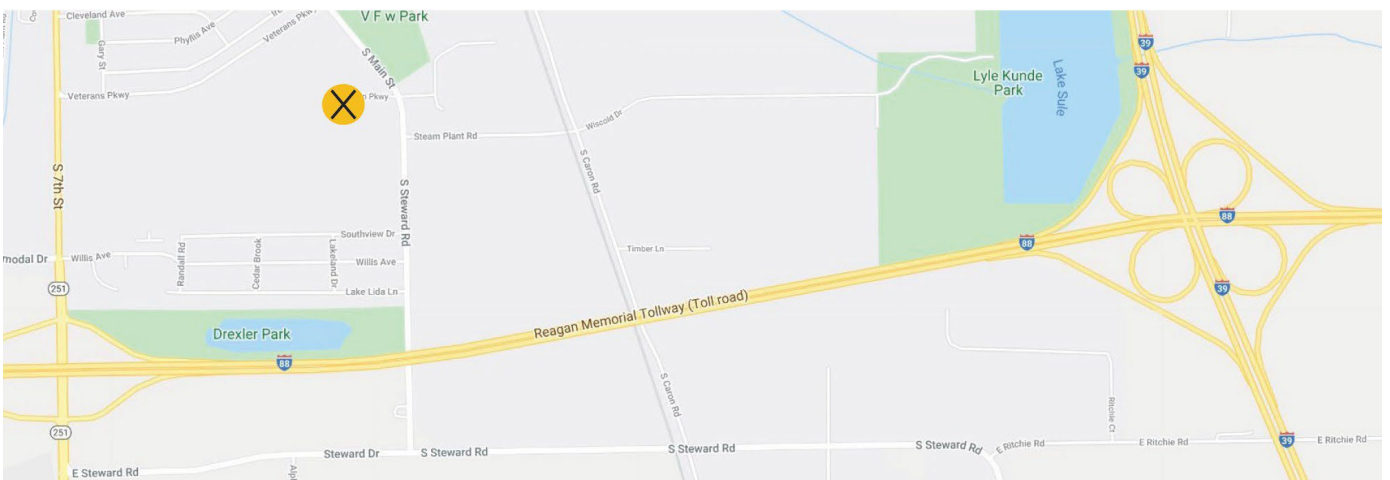
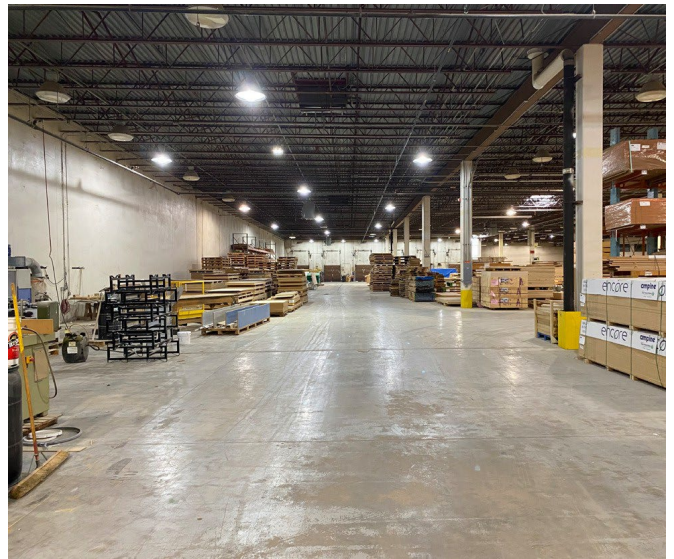
TOTAL BUILDING AREA	178,595 SF
CLEAR HEIGHT	20'
SPRINKLER	RATED FOR HIGHER CLASS COMMODITIES
OFFICE	2,500 SF
BAY SIZE	50' X 40'
EXTERIOR DOCKS	5
DRIVE-IN DOORS	3 (TWO @ 16' WIDE)
NEW WAREHOUSE LIGHTING (2023)	



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