



## Property Highlights

- 50,165 SF heavy industrial building currently occupied by a global manufacturer of metals and industrial products, available for sub-lease through 8/31/2033
- Located on a 2.26-acre site in the Rock Falls, IL, Industrial Park, just off US Hwy 30 and four-lane Interstate 88
- Pre-engineered steel construction with 16'-28' sidewalls and 6"-8" reinforced concrete floors
- 48,240 SF warehouse with two truck docks with levelers and locks and three 12'x14' drive-in doors
- Power is 2000 amps; 1600 amps 240V-3PH and 400 amps 400V-3PH
- Building has wet sprinkler system & LED lighting
- Two 3-ton bridge cranes; 35'x140' and 15'x40'
- Compressed air supplied by two Quincy 15 HP compressors
- Factory men & women restrooms with Bradley wash fountain
- Office is 1,925 SF with reception area, restrooms, conference room, & three private offices

# Industrial Building

802 Industrial Park Road  
 (802 E. 11<sup>th</sup> Street) Rock Falls, IL

**FOR SUB-LEASE**

**\$3.95** PSF NNN

**BUILDING SIZE**

**50,105 SF**

## Details

Parcel	11-34-202-001 (Coloma Township)
Zoning	I-2
Lot Size	2.26 Acres

For sub-lease at \$3.95 PSF NNN plus expenses; property taxes \$18,760 and insurance

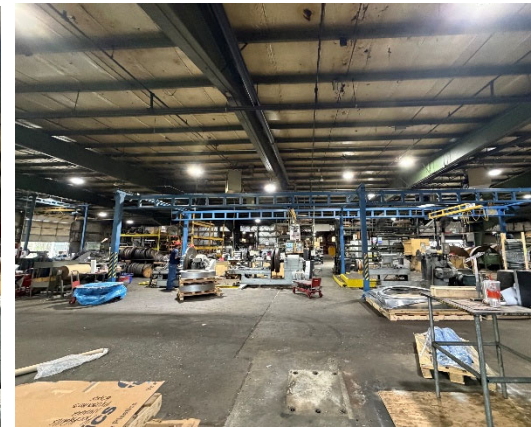
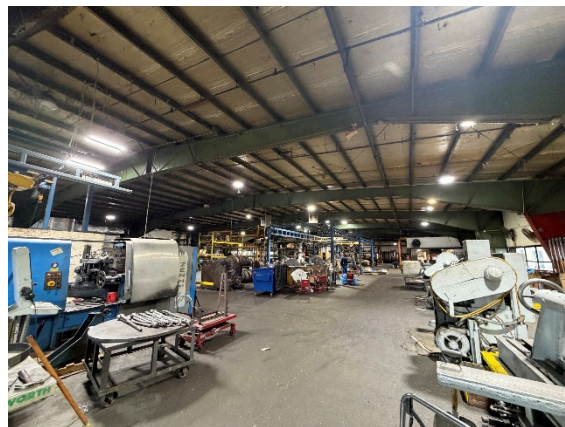
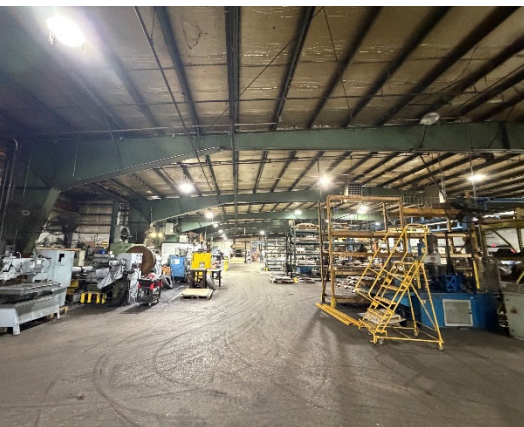
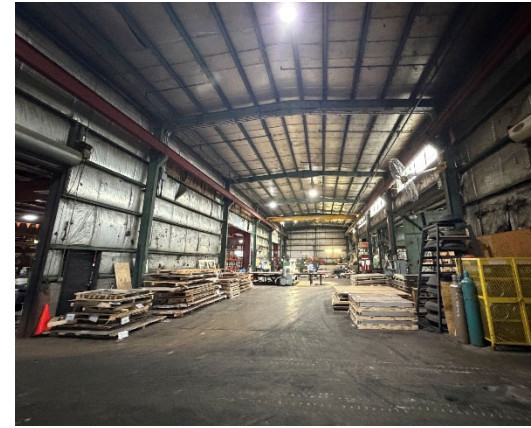
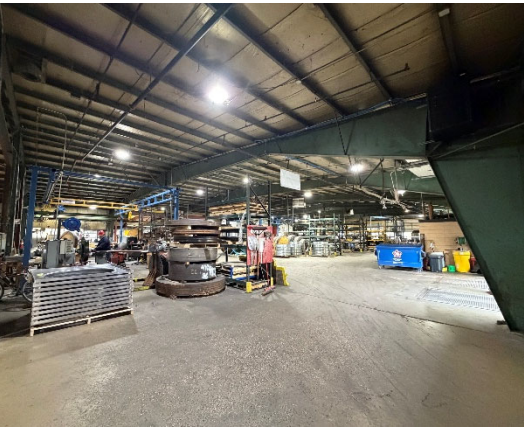
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