NAI Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

For Sub-Lease

50,165 SF Industrial

$3.95 SF NNN



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. 11th Street) Rock Falls, IL

FOR SUB-LEASE	$3.95 PSF NNN
BUILDING SIZE	50,165 SF

Details

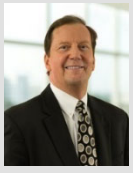
Parcel	11-34-202-001 (Coloma Township)
Zoning	I-2
Lot Size	2.26 Acres

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

For more information, please contact:



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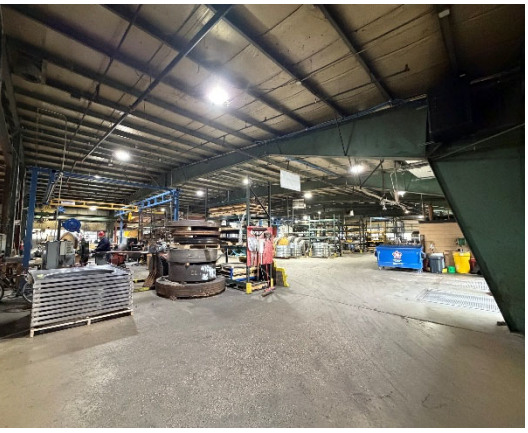
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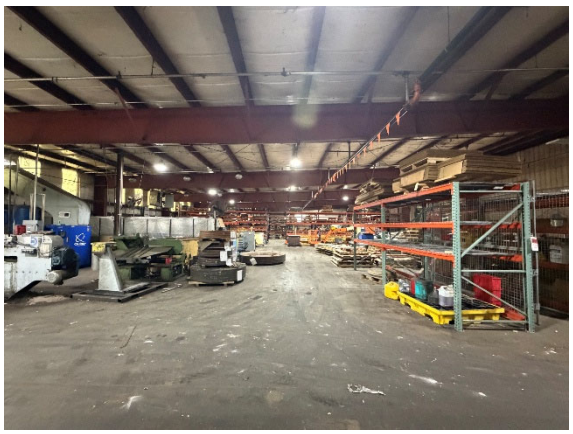
For Sub-Lease

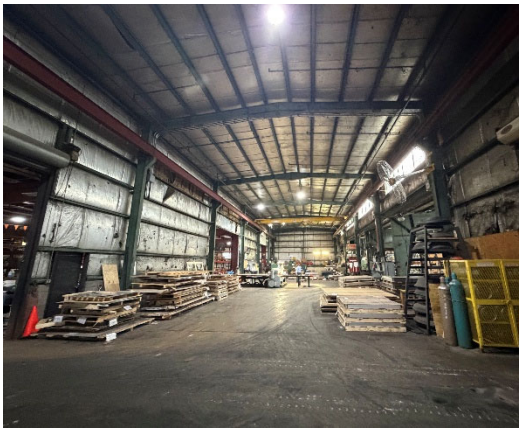
50,165 SF

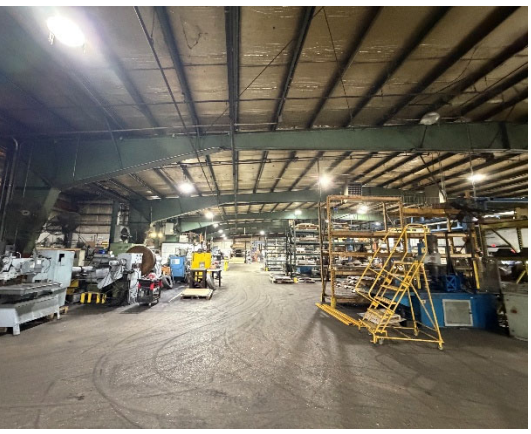
Industrial Building

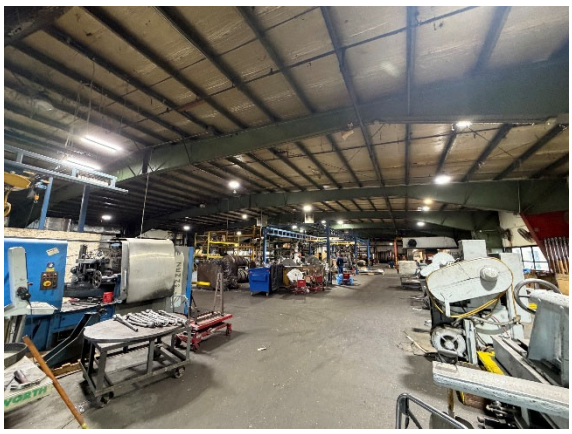


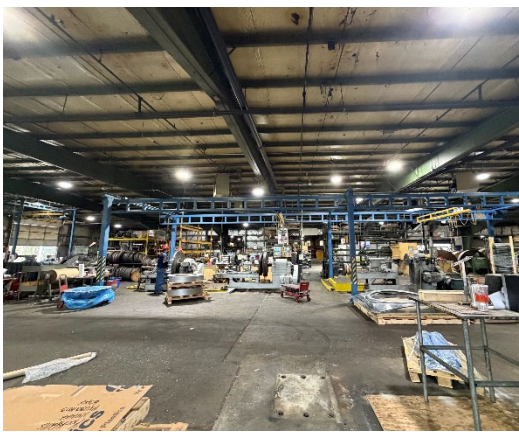












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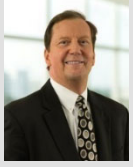


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