

FOR SALE

VIEWEG
REAL ESTATE

Northern IL -- Cold Storage | Industrial Flex

3000 Industrial Dr, Freeport, IL 61032



AJ Speasl

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PROPERTY DESCRIPTION

Introducing an exceptional cold storage opportunity at 3000 Industrial Dr, Freeport, IL, 61032.

This prime property boasts a 4,856 SF building with a -20 degree freezer. It offers the potential to convert to warehouse/flex use and features several offices, a break room, and restroom, making it easily compatible with various business ventures. With its strategic location, commercial zoning, and adaptable infrastructure, this property presents a unique opportunity for industrial and cold storage investors seeking a flexible space for their operations.

Don't miss the chance to capitalize on this prime investment opportunity in a thriving commercial hub!

OFFERING SUMMARY

Sale Price:	\$375,000
Lot Size:	2 Acres
Building Size:	4,859 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	358	7,150	11,918
Total Population	790	15,838	25,546
Average HH Income	\$78,024	\$67,273	\$67,709



LOCATION INFORMATION

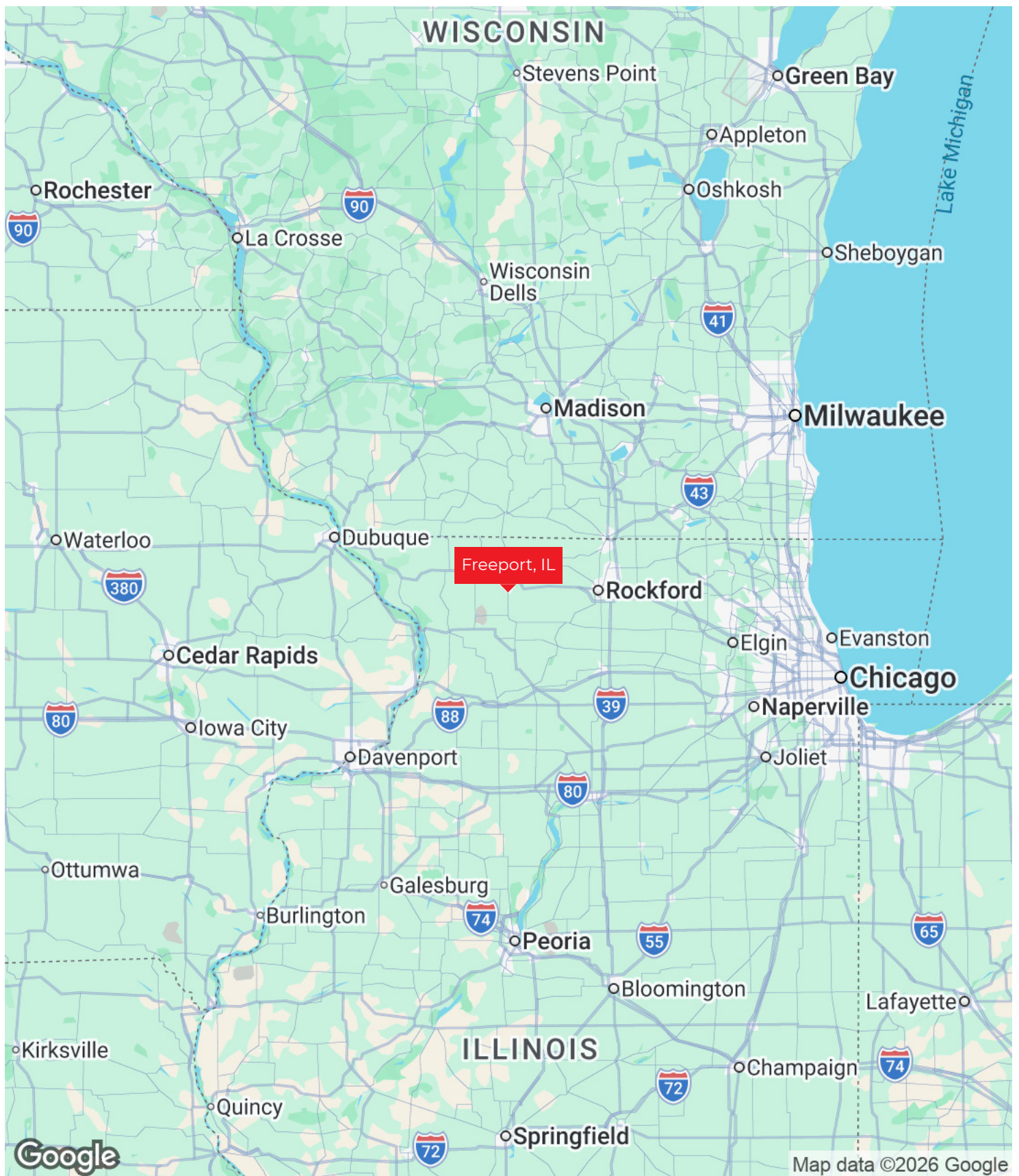
Building Name	Cold Storage Industrial Flex
Street Address	3000 Industrial Dr
City, State, Zip	Freeport, IL 61032
County	Stephenson

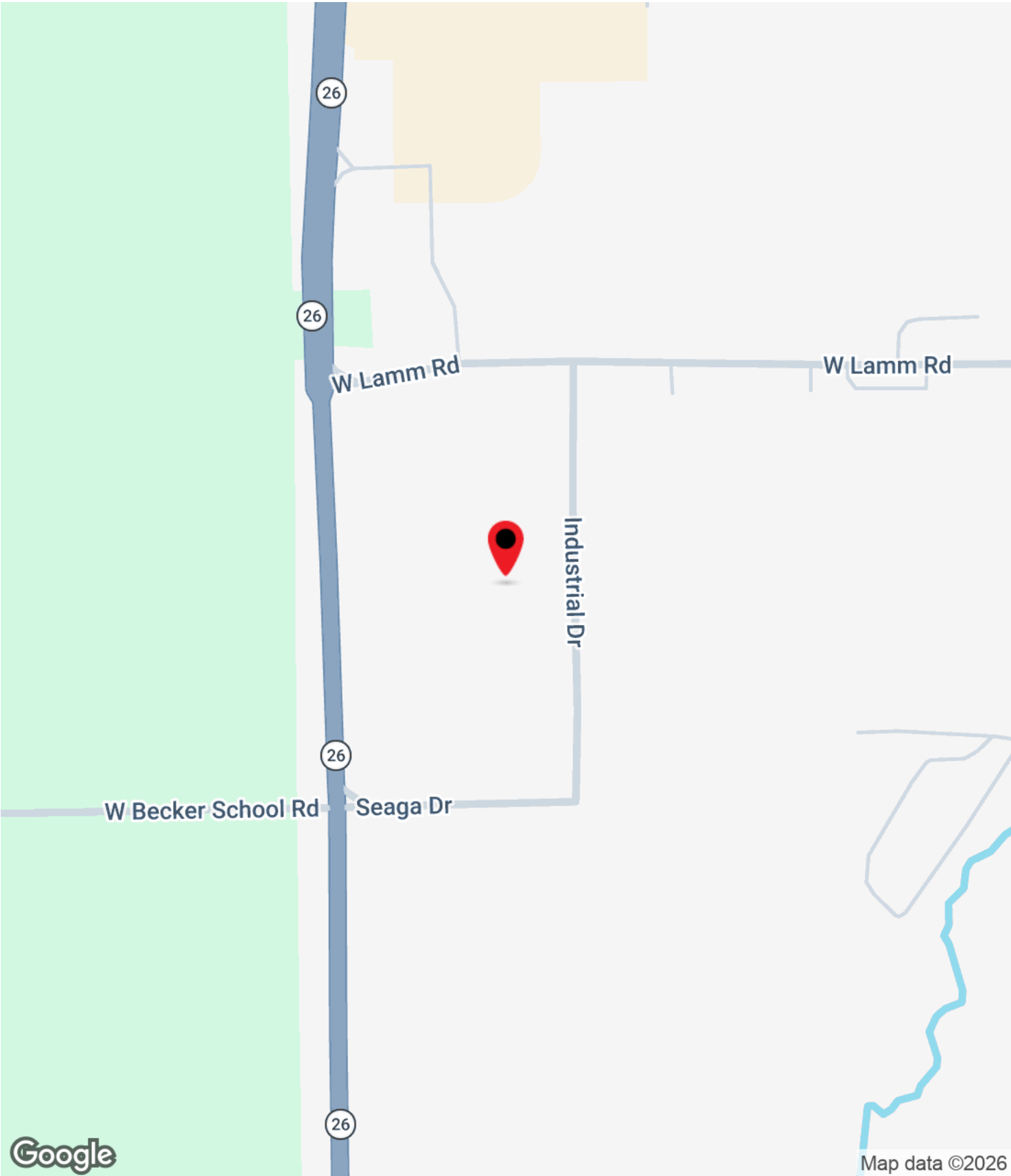
BUILDING INFORMATION

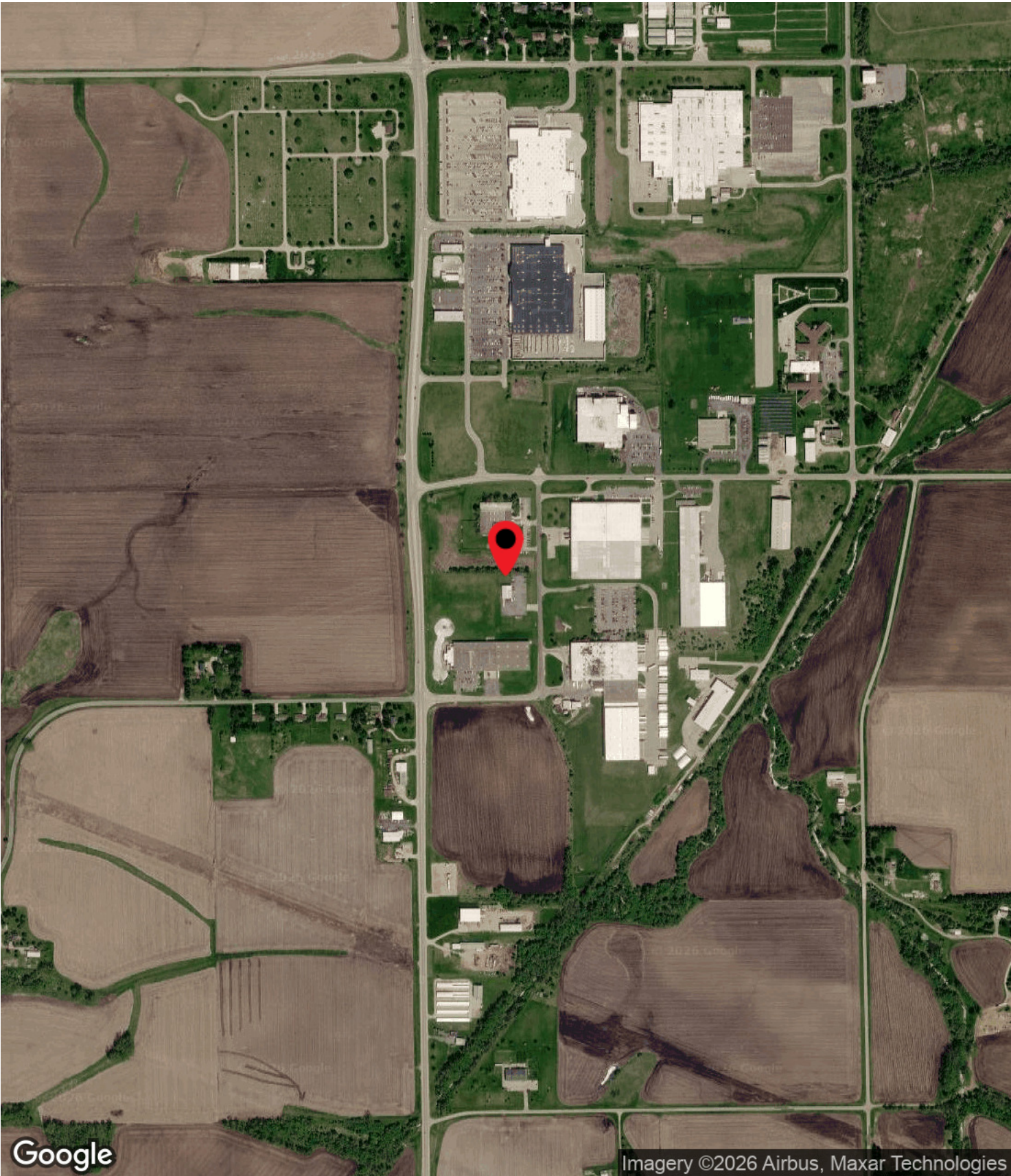
Ceiling Height	15.5 ft
Number of Floors	1
Average Floor Size	4,856 SF
Drive-In Doors	3
Drive-In Door Height	12 ft
Dock Door	1
Number of Buildings	1

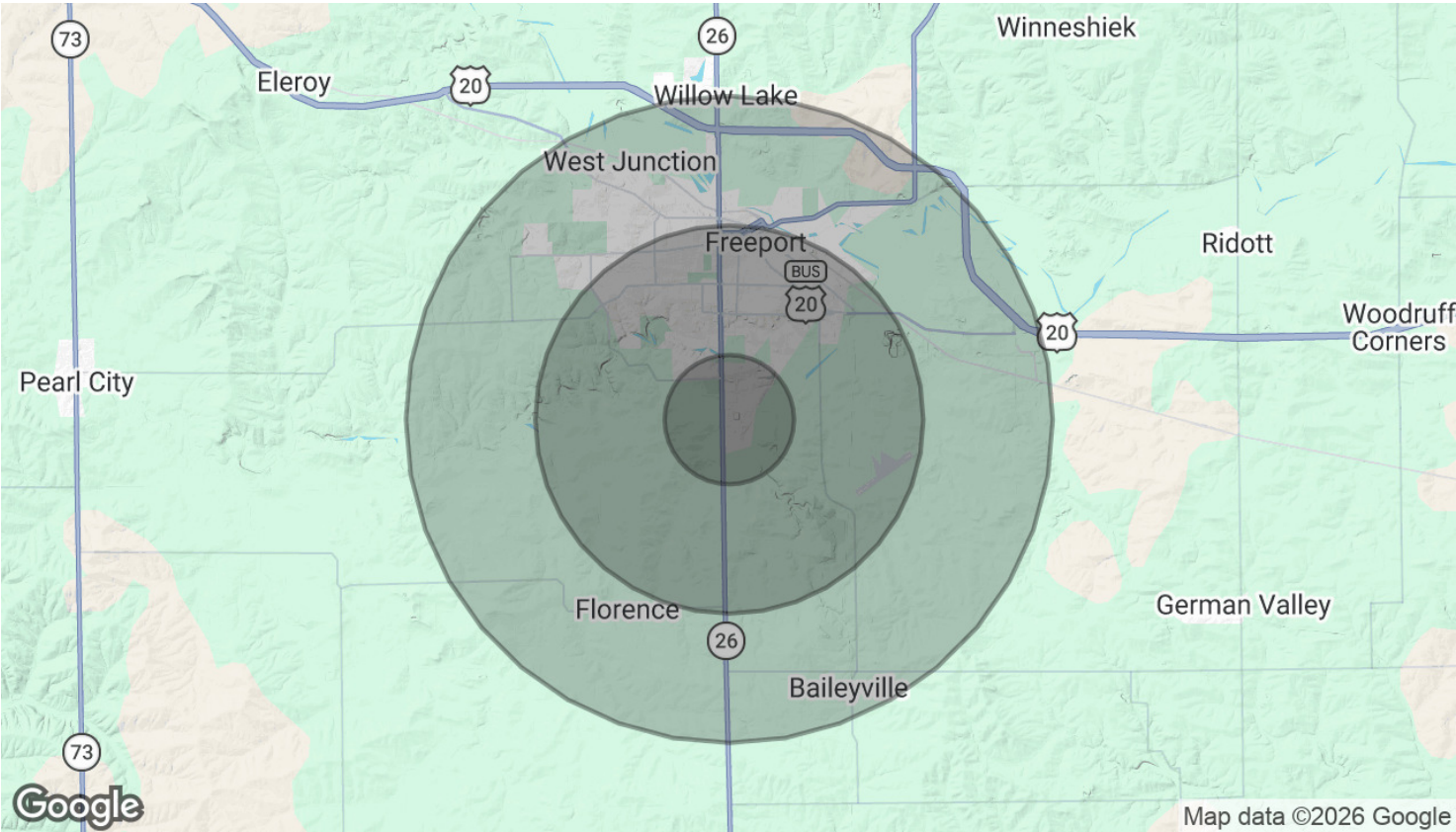
PROPERTY HIGHLIGHTS

- - 4,856 SF building
- - Zoned Commercial
- - Ideal for cold storage
- - -20 degree freezer
- - Potential for warehouse/flex use
- - Multiple offices
- - Break room and restroom
- - Strategically located
- - Adaptable for various business ventures









POPULATION	1 MILE	3 MILES	5 MILES
Total Population	790	15,838	25,546
Average Age	62.5	44.3	45.2
Average Age (Male)	58.8	42.3	43.1
Average Age (Female)	66.0	44.7	45.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	358	7,150	11,918
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$78,024	\$67,273	\$67,709
Average House Value	\$112,251	\$98,643	\$118,908

2023 American Community Survey (ACS)



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