



LOT 3 AVAILABLE FOR SALE
10-21+ ACRES | ZONED I-1

DAILY ESTIMATED TRAFFIC COUNTS:

I-88 (AT SITE): 19,300

I-39 NORTH: 29,100

ROUTE 251/I-88: 7,150

STEWARD ROAD: 2,350

OFFERING: \$2.25 PSF or \$2,070,000

- › Flexible Lot Size - For Sale
- › Long Term Ground Lease Available to User
- › 700' of Frontage on I-88
- › Signage on Pylon Sign at I-88
- › Frontage Signage on Steward Road
- › Annexed to Rochelle, IL
- › Within the Lee-Ogle County Enterprise Zone
- › PIN: 24-36-251-007

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Disclosure: Property is Broker Owned

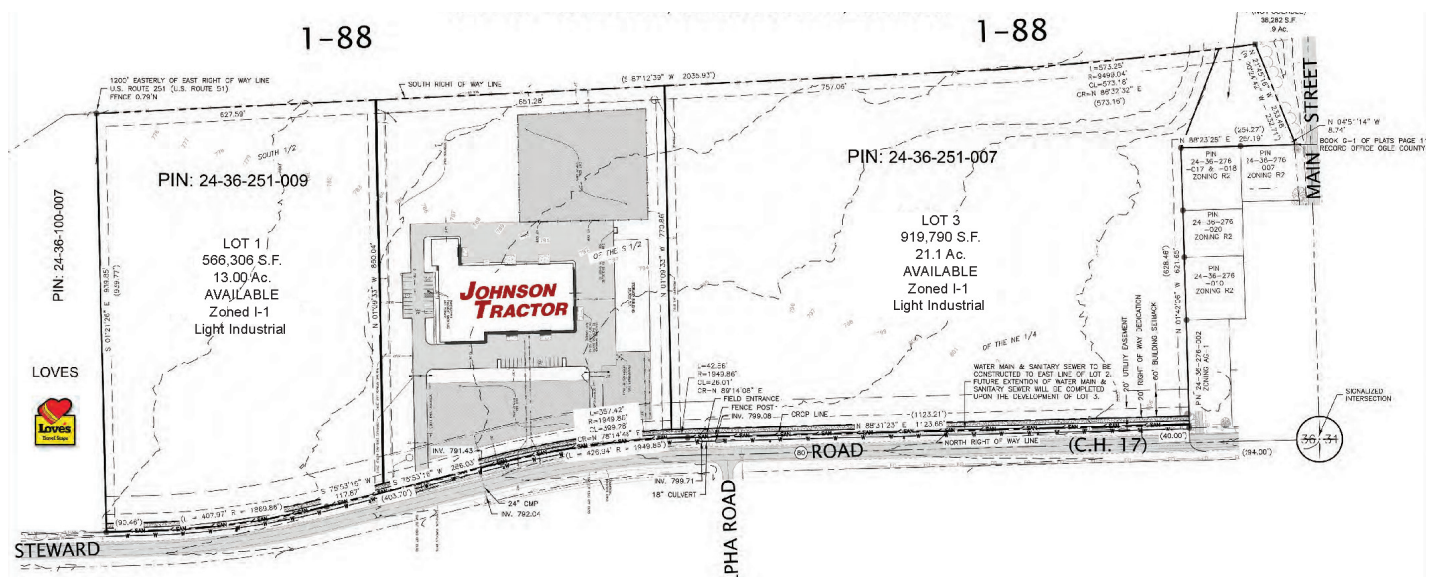
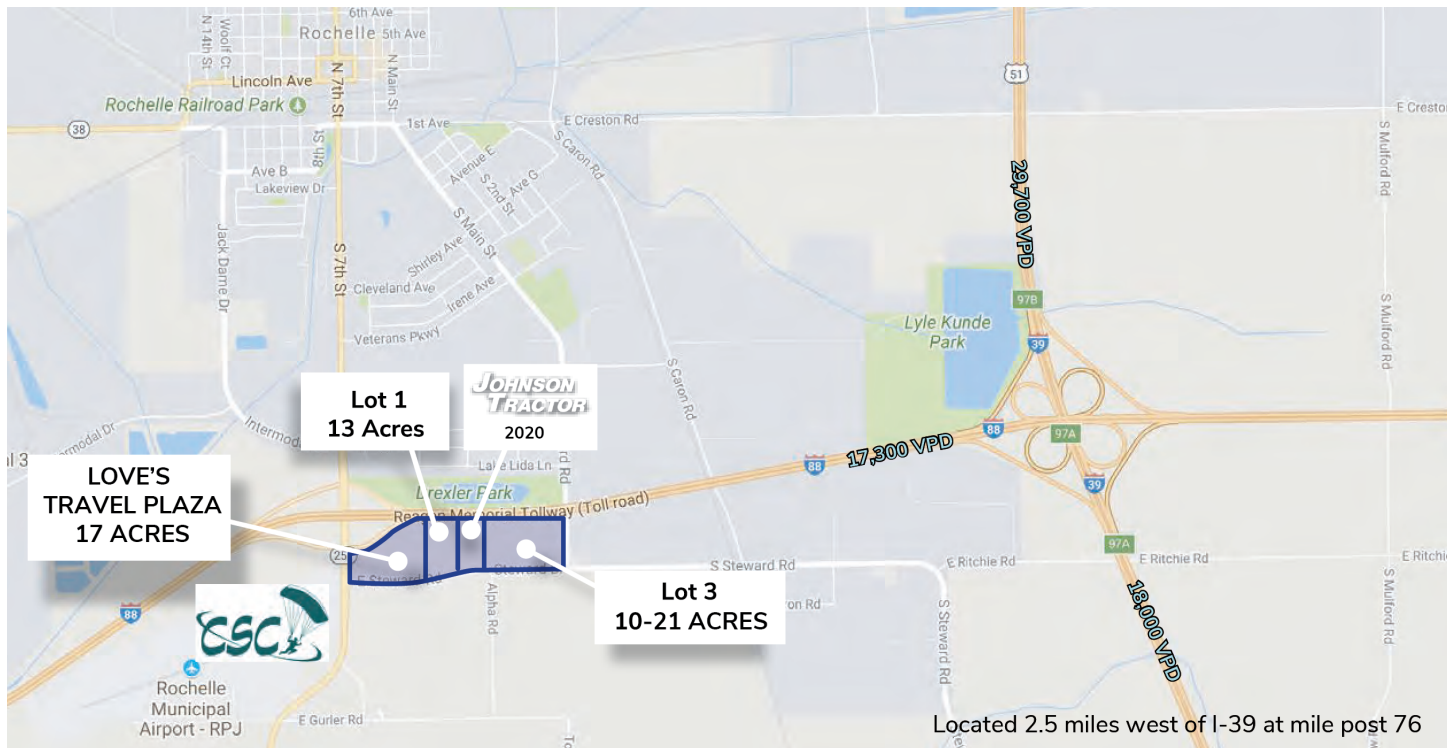


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COMMERCIAL DEVELOPMENT

100 STEWARD ROAD

ROCHELLE, IL



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