



**BRYANT**  
COMMERCIAL GROUP

795 Landmark Dr. Bevidere, IL

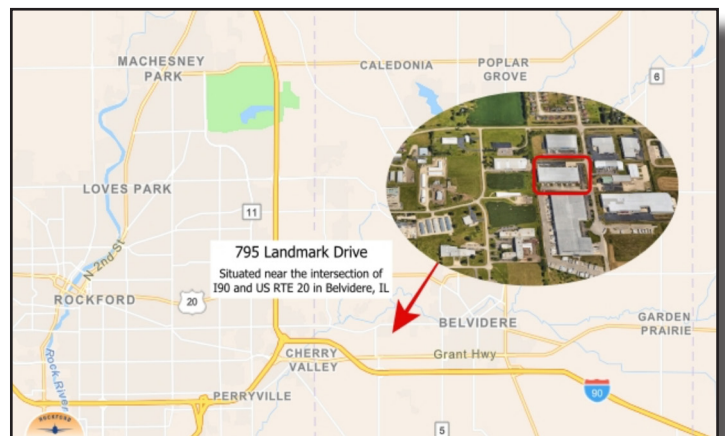
# INDUSTRIAL FOR SALE

## WAREHOUSE / DISTRIBUTION



This impressive 90,000 SF industrial facility is ideally designed for modern logistics and distribution operations, featuring a highly functional cross-dock configuration that allows for seamless loading and unloading from both sides of the building.

Its efficient layout is well-suited for light manufacturing, warehousing, and distribution users seeking to streamline operations and optimize workflow.



**NATHAN BRYANT, CCIM**

*Licensed Real Estate Broker & CEO*

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**KELLER WILLIAMS REALTY SIGNATURE**

4201 Galleria Dr. Loves Park, IL 61111



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*Each Office is Individually Owned & Operated*



# INDUSTRIAL FOR SALE

## WAREHOUSE / DISTRIBUTION

## PROPERTY HIGHLIGHTS

|                      |                         |
|----------------------|-------------------------|
| Total Building Size: | 90,000 SF               |
| Lot Size:            | 6.53 Acres              |
| Asking Price:        | <i>Call For Details</i> |
| Zoning:              | Planned Industrial (PI) |
| RE Taxes:            | \$83,629.04             |
| Parcel ID:           | 05-33-126-002           |



- + 600amp/480v/3-phase
- + 26' - 30' Ceiling Heights
- + 30' X 50' Column Spacing
- + 24 Dock Doors
- + 3 - 14' x 14' Drive In Doors
- + LED Lighting Throughout
- + 15 miles NE of Chicago/Rockford Airport
- + 65 miles NW of O'Hare Airport

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