

For Sale or Lease

**400 S. Railroad St.
Warren, IL**

**AVAILABLE:
33,720 SF on 5.28 AC**

BUILDING SIZE: 33,720 SF

**LAND: 5.28 AC FOR
STORAGE/PARKING/EXPANSION**

CONSTRUCTION: METAL AND MASONRY

**FINISHED SPACE: OFFICE (4,400 SF)
KITCHEN (759 SF)
SHOWROOM (540 SF)**

**WAREHOUSE: BRICK PORTION: 16,021 SF
METAL PORTION: 12,000 SF**

YEAR(S) BUILT: 1968 & 1970

CEILING HEIGHT: 12' - 14'

HVAC: FULLY CLIMATE CONTROLLED

SPRINKLER: NO

POWER: 3,000 AMPS / 3-PHASE

ZONING: INDUSTRIAL

**LOADING: 3 TRUCK DOCKS
1 DRIVE-IN DOOR (8'X10')**

WATER/SEWER: MUNICIPAL

OWNER WILLING TO LEASEBACK SOME SPACE

PREP KITCHEN AND SHOWROOM

**GREAT FOR AGRICULTURE, MANUFACTURING,
WAREHOUSING, DISTRIBUTION, STORAGE, & MORE**

LEASE RATE: \$5.00 PSF MG

SALE PRICE: \$850,000



Presented By:

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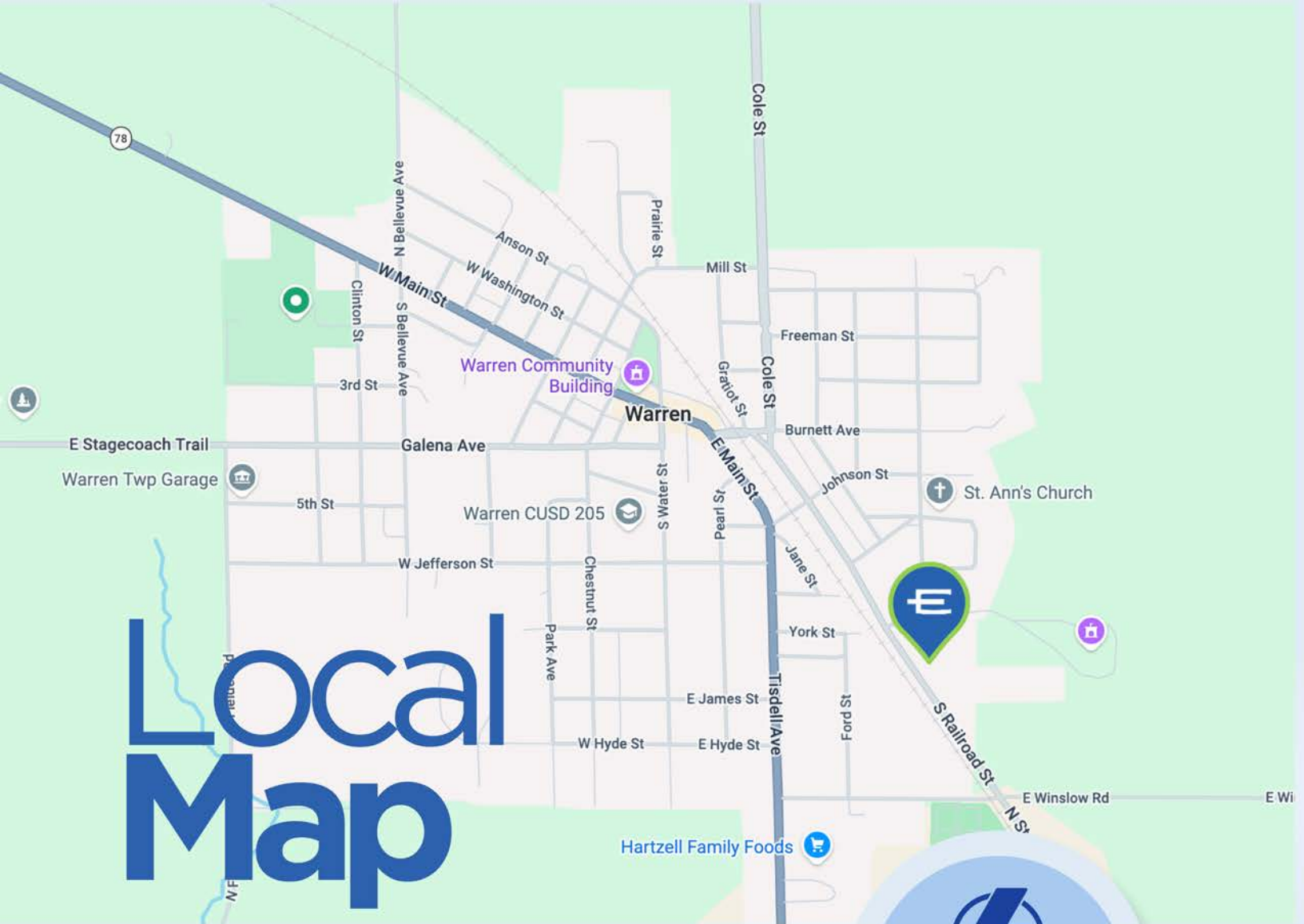
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Property Photos



Property Photos





Local Map

400 S. Railroad Street
Warren, IL



Across from Power Station



Access to the Freeport/Rockford Corridor



Signage Facing Railroad St.





**Exclusively
Presented By:**

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