



PROPERTY HIGHLIGHTS

Summary: LandMark is pleased to offer this +/- 9,000 SF industrial building on 1.68 acres in Belvidere, Illinois (Boone County address). Among the many amenities are 1) rooftop solar, 2) outdoor storage yard, 3) floor drains with separators, 4) radiant heat, 5) LED lighting throughout, 6) 100kw back-up generator, 7) interior/external security cameras with recording hardware and more!

Building/Land Site: ~ 9,000 SF building on 1.68 acres with crushed asphalt outdoor storage. Current build-out allows for single occupant or ~7,000 SF and ~2,000 SF suites with separate doors, office, utilities.

Ceilings: 16' - 17'

Utilities: Well and septic (Boone County address)

Power: (2) 400a/208v electric services

Loading: (4) grade-level doors – (2) 12'x14' and (2) 14'x14'

HVAC: Radiant heat in shop; Split system in offices

Lighting: LED throughout

Add'l Amenities: Outdoor storage yard, (7) electrical plug-ins around lot perimeter, 100kw back-up generator, dedicated (owned) rooftop solar to offset electric utility costs, security system with interior/external cameras and recording hardware, (3) trench drains with separators

PINs: 05-32-202-004; 05-32-202-005

Taxes: \$10,305 (2025)

Price: \$700,000

FOR SALE

**9,000 SF Industrial Building with Outdoor
Belvidere, Illinois**

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LOCATION / USE

Convenient to local and Midwestern destinations:

- 1 mile from Bypass 20
- 1.5 miles from I-90 @ Irene Rd
- 80 miles to Chicago
- 90 miles to Milwaukee

Additionally, the Greater Belvidere market boasts a population of ~340,000, quality labor pool, the nation’s third largest UPS air hub and is 65 miles NW of O’Hare International Airport.



