



6400 PENN AVENUE | SAVANNA, IL

±163,494 SQUARE FEET AVAILABLE FOR SALE OR LEASE

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CBRE

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

PROPERTY SPECS:

Total Building:	±163,494 SF
Office:	±11,500 SF
Land:	±13.49 Acres
Power:	1,800 amps with 480/277V, 3-Phase (served by 1,500 kVA transformer)
Power Upgrade Potential:	Existing building infrastructure may support up to ~3,000 Amps with transformer and service upgrades (buyer / tenant to verify with utility)
Loading:	(9) dock high doors; (1) 14'x14' and (2) smaller grade-level doors
Clear Height:	variable up to 24'
Zoned:	Manufacturing (M)



PROPERTY HIGHLIGHTS:

- ±163,494 SF industrial manufacturing facility
- Heavy power capacity to support intensive operations
- Flexible layout ideal for manufacturing, assembly, or warehousing
- Large production areas with high ceilings and clear spans
- Office space integrated within the facility
- Ample on-site parking and loading capabilities
- Accessible location near Route 84 and the Mississippi River

IDEAL FOR:

- Owner-occupants seeking turnkey manufacturing capability
- Investors targeting value-add or multi-tenant industrial repositioning



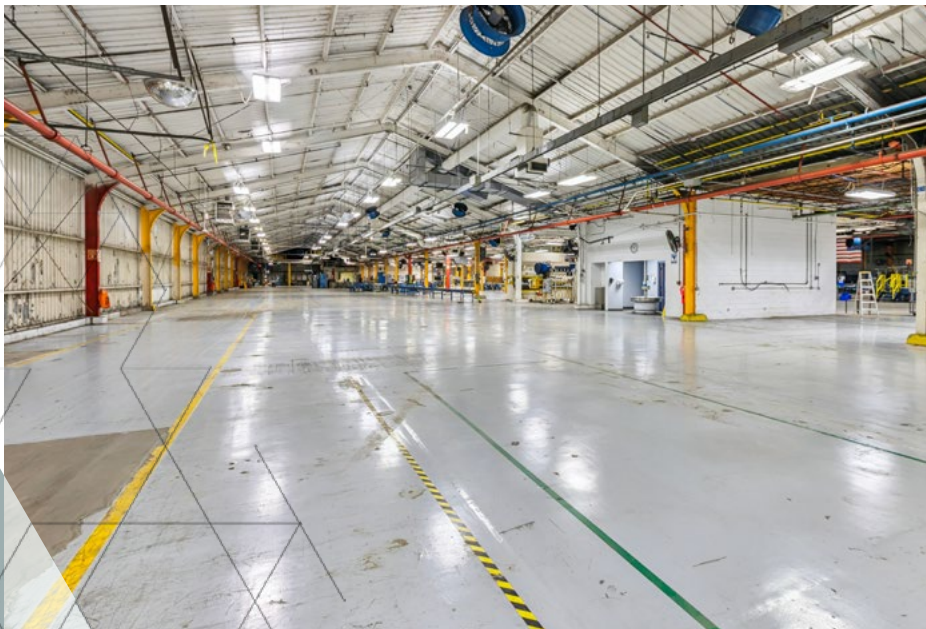
PROPERTY DESCRIPTION

PROPERTY OVERVIEW

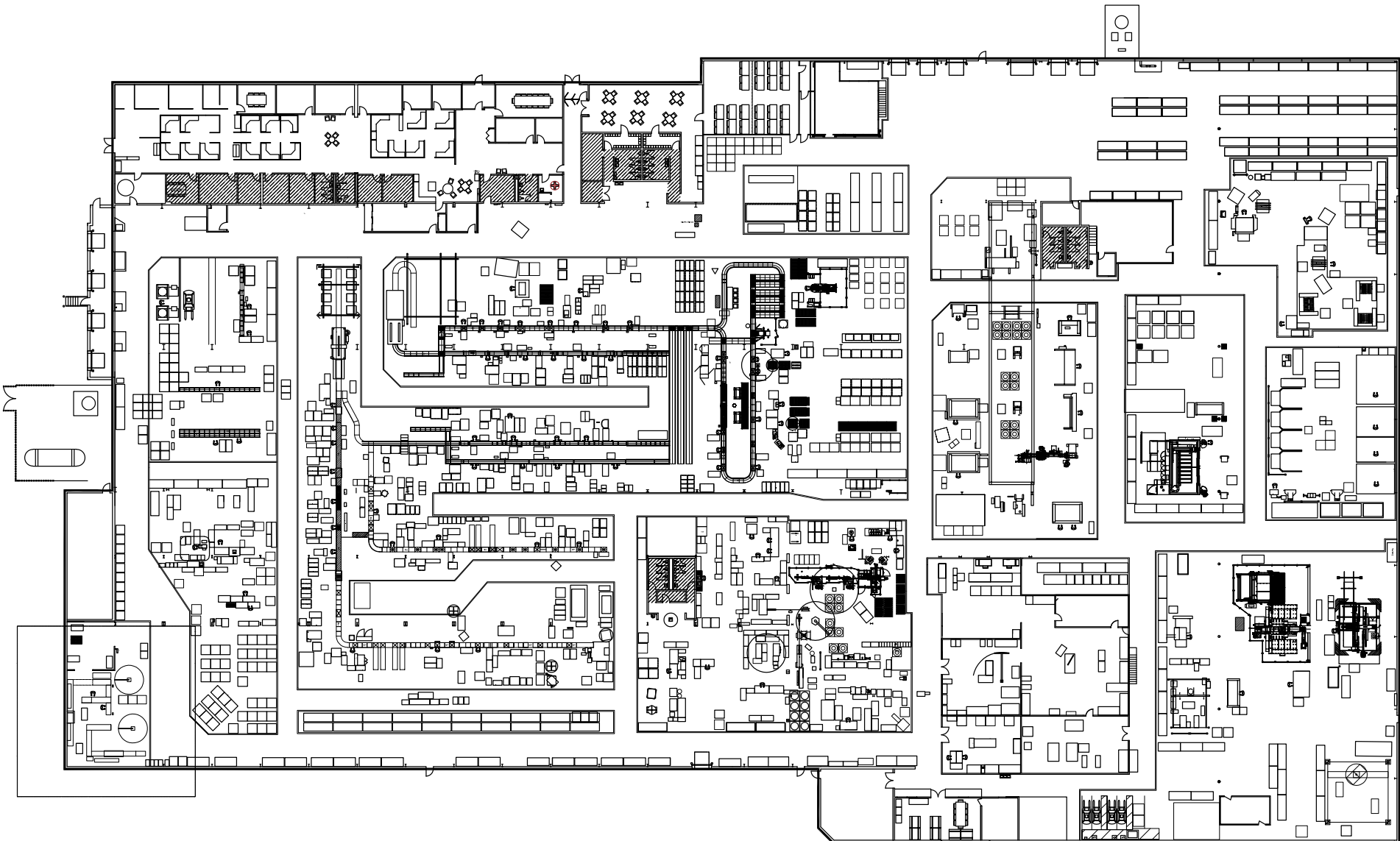
HEAVY-POWER MANUFACTURING OPPORTUNITY ALONG THE MISSISSIPPI RIVER CORRIDOR

Positioned along the Mississippi River corridor, 6400 Penn Avenue presents a rare opportunity to acquire a substantial industrial manufacturing facility totaling approximately ±163,494 square feet. The property offers a highly functional layout suited for a wide range of heavy industrial users, with infrastructure in place to support demanding manufacturing operations.

The facility features expansive production areas, robust heavy power capabilities, and flexible configurations that allow for efficient workflow and process customization. Existing improvements and equipment infrastructure provide immediate utility for owner-users, while the scale and adaptability of the building present strong upside for investors seeking to lease or reposition the asset.



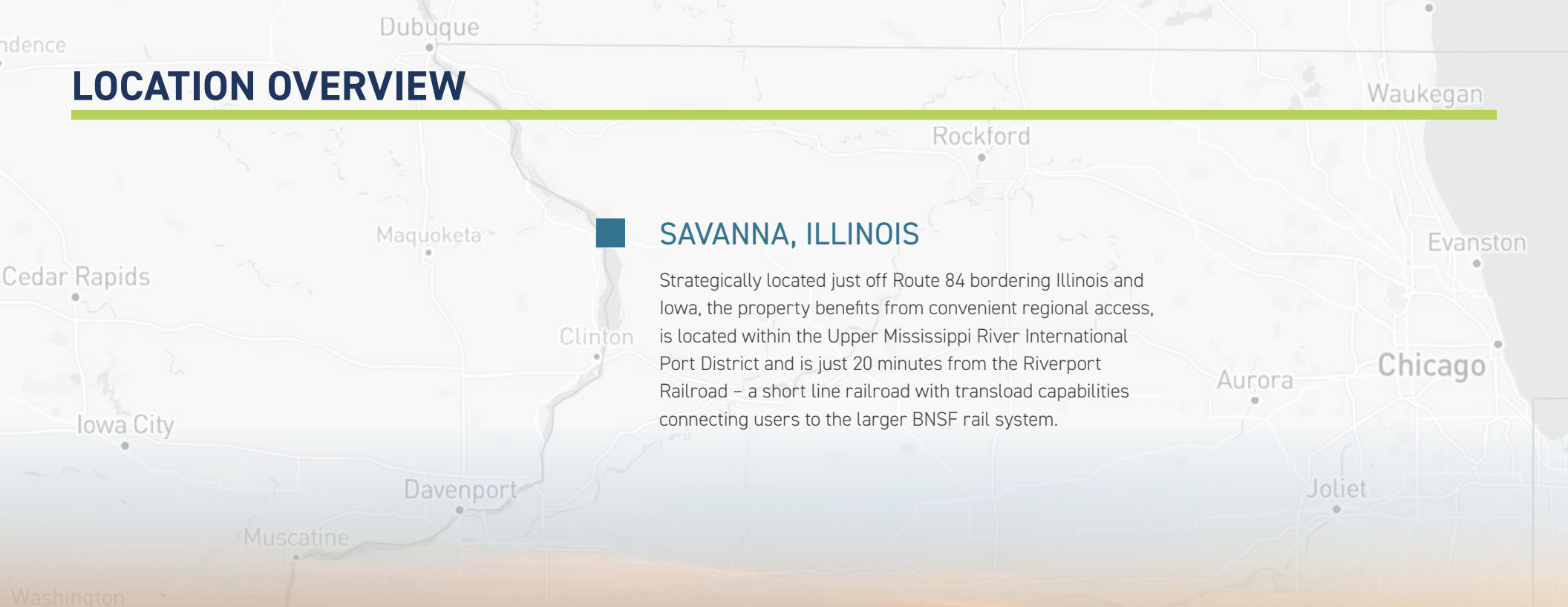
FLOOR PLAN



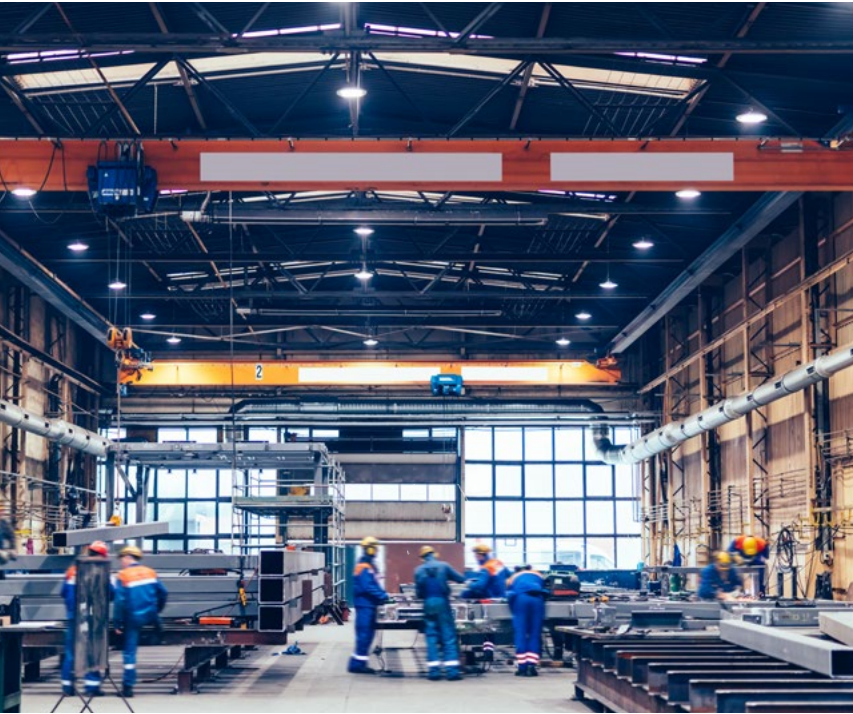
LOCATION OVERVIEW

SAVANNA, ILLINOIS

Strategically located just off Route 84 bordering Illinois and Iowa, the property benefits from convenient regional access, is located within the Upper Mississippi River International Port District and is just 20 minutes from the Riverport Railroad – a short line railroad with transload capabilities connecting users to the larger BNSF rail system.



MARKET OVERVIEW



- Positioned along the Mississippi River at the Illinois-Iowa border, the property benefits from a diverse, manufacturing-oriented, multi-county labor pool. The immediate 30-mile radius encompasses an estimated ±90,000–105,000 people across Carroll, Whiteside, Jo Daviess, and Stephenson Counties in Illinois, as well as Clinton and Jackson Counties in Iowa. The Quad Cities—including Rock Island, Moline, East Moline, Davenport, and Bettendorf—are within a 45-minute drive, expanding the regional population base by ±450,000. ±90,000–105,000 population within a 30-mile radius
- Bi-state workforce drawing from Illinois and Iowa
- Manufacturing-driven labor base with strong industrial employment concentration
- Multi-county draw: Carroll, Whiteside, Jo Daviess, Stephenson (IL); Clinton & Jackson (IA)
- Skilled blue-collar workforce with experience in manufacturing, logistics, and heavy industry
- Drive-to-work region with typical commute times of ~20–30 minutes

Economic Incentives

Potential state and local economic incentives may be available for qualified users, including Enterprise Zone benefits and other financing programs. The listing team will coordinate introductions and facilitate discussions with local economic development agencies, as appropriate.



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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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