

Build-to-Suit For Sale 10 Acre Site

Industrial Development Site

Lee County
Industrial Park



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SITE SNAPSHOT

2100 SOUTH GALENA AVENUE
 Dixon, IL 61021 • Lee County




-  **50,000–100,000 SF**
Buildable Area
-  **±10 Acres**
Site Area
-  **State Route 26**
Frontage
-  **Shovel Ready**
Delivery
-  **Industrial**
Zoning
-  **I-88 • Exit 54**
Interstate
-  **Available to Site**
Utilities
-  **Flexible**
Use Profile
-  **Upon Request**
Sale Price

BUILD-TO-SUIT OPPORTUNITY

A shovel-ready, 10-acre industrial parcel positioned for a custom-built facility on State Route 26, minutes from Interstate 88. Flexible configuration for manufacturing, distribution, logistics, or outdoor storage uses.

This 10-acre site at 2100 South Galena Avenue offers an owner-user a build-to-suit platform in one of Northern Illinois' most established manufacturing corridors. With direct frontage on State Route 26 and a short connection to I-88 Exit 54, the parcel supports a wide range of industrial programs. The site can be delivered as a single facility with a generous secured yard, or as a two-building campus, allowing the structure to be tailored to the end user's operations, clear-height requirements, and loading profile.

PROPERTY HIGHLIGHTS

-  Flexible configuration for manufacturing, distribution, logistics, or outdoor storage uses
-  Great access to Interstates
-  Numerous corporate neighbors

SITE PLAN



TWO FLEXIBLE CONFIGURATIONS

OPTION A SINGLE FACILITY + YARD

±50,000 SF
BUILDING FOOTPRINT

- ✓ Large secured outdoor yard for trailer parking, equipment or storage
- ✓ Ideal for manufacturing, distribution, or IOS-supported logistics users
- ✓ Room for truck circulation, future expansion, and ample auto parking

OPTION B TWO-BUILDING CAMPUS

2 x ±50,000 SF
MULTI-BUILDING PROGRAM

- ✓ Two independent ±50,000 SF facilities on a shared 10-acre site
- ✓ Supports phased development or multi-tenant / multi-use occupancy
- ✓ Separate loading and yard areas for distinct operating divisions

LOCATION, LABOR & MARKET ACCESS

DRIVE TIMES TO MAJOR MARKETS

DESTINATION	DISTANCE	DRIVE TIME
Sterling / Rock Falls	±13 mi	15 min
Rochelle, IL	±25 mi	30 min
Rockford, IL	±43 mi	55 min
DeKalb, IL	±45 mi	50 min
Quad Cities (Moline)	±75 mi	1 hr 15 min
Aurora / Naperville	±65 mi	1 hr 10 min
Chicago (Loop)	±103 mi	1 hr 50 min
O'Hare Int'l Airport	±95 mi	1 hr 40 min

CORRIDOR POSITION

The site fronts State Route 26 (South Galena Avenue), the primary route connecting Dixon to Interstate 88 at Exit 54. I-88 provides a clean, high-speed east-west spine to the Chicago metro and west to the Quad Cities, with Rockford, Rochelle, and the I-39 logistics hub all inside a one-hour reach. Primary access routes: I-88, IL Route 26, IL Route 2, and US 52.

ESTABLISHED LOCAL EMPLOYER BASE

Raynor Garage Doors Major contract manufacturer & fabricator headquartered in Dixon	Bonnell Industries Truck equipment, snowplows & spreaders — national distribution
UPM Raflatac Sustainable labeling & pressure-sensitive materials	Sewer Equipment Co. of America National headquarters — municipal equipment manufacturing
Rayovac Battery manufacturing & distribution operations	Regional Manufacturing Cluster Metal fabrication, machinery & automotive components across Lee County

WORKFORCE & LABOR CAPABILITY

400+ <i>ACTIVE INDUSTRIAL JOB POSTINGS</i>	16k+ <i>MANUFACTURING JOBS IN ROCKFORD DRAW</i>	55 min <i>LABOR SHED RADIUS</i>	#2 <i>MANUFACTURING CITY IN ILLINOIS (ROCKFORD)</i>
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Dixon sits within a deep, skilled industrial labor pool built around metal fabrication, machinery, automotive components, and truck-equipment manufacturing. The site draws from Dixon, Sterling-Rock Falls, and the broader Lee, Whiteside, and Ogle county workforce, with Rockford's large manufacturing base reachable within the daily commute radius. Skilled trades, machine operators, assemblers, welders, maintenance technicians, and logistics labor are all well represented across the regional shed.

INCENTIVES & COST ADVANTAGES

- ✓ Illinois Enterprise Zone benefits, including sales-tax exemptions on building materials
- ✓ State investment tax credits and utility tax exemptions for qualifying projects
- ✓ Lower land and occupancy costs versus Chicago-metro industrial submarkets
- ✓ Lee-Ogle Enterprise Zone (<https://leeoglezone.blackhawkhills.com/>)

OUR TEAM



MATT GARLAND SR. VICE PRESIDENT

Matt Garland is a Senior Vice President at Cawley Chicago Commercial Real Estate and a leading member of the firm's Industrial Services Group. He advises private owners, corporations, and institutions in the acquisition, disposition, and development of industrial real estate throughout Chicagoland. His expertise spans both traditional warehouse assets and industrial outdoor storage (IOS) facilities.

With over 20 years of experience across the public and private sectors, Matt brings a strategic, results-oriented approach to every assignment. His background includes investment sales, commercial underwriting, advanced financial modeling, JIT warehousing systems, transportation contract negotiations, and repositioning underperforming assets for increased value. To date, Matt has completed approximately \$350 million in transaction volume across a wide range of industrial real estate assets.



ANDREW MALETICH, SIOR PRINCIPAL

Andrew Maletich is a Principal at Cawley Commercial Real Estate Commercial Real Estate within the industrial services group, where he has been since 2011. Andrew focuses on representing corporations and institutions in the acquisition, disposition and development of industrial real estate, concentrating primarily on the Chicago suburban marketplace.

His prior work experience was in the floor covering business where he most recently served as the Vice-President of one of the largest contractors in the Chicagoland area. He has an extensive background in construction build-outs, purchasing and contract negotiations which serves him well in the real estate industry.

A consistent leader within his market, Andrew has been involved in a wide range of project types and relationships, including; strategic real estate planning, sales and leasing, relocations, and incentives.



HOUSTON BROOKE ASSOCIATE

Born and raised in Tennessee, Houston Brooke brings a strong financial foundation and client-focused approach to the Cawley Commercial Real Estate team. He is a graduate of The University of Mississippi, where he earned a Bachelor of Business Administration in Finance and Real Estate. At Cawley CRE, Brooke focuses on industrial real estate along the I-90 Corridor. His analytical mindset, work ethic, and enthusiasm for building lasting client relationships make him a valuable asset to both his clients and the Cawley team.

CAWLEY CRE

ABOUT US

Cawley CRE is a group of highly experienced brokers, property managers, and licensed support staff committed to becoming experts in their exclusive geographic territories and product types. With a flat organizational structure and fully collaborative teams, we seek to understand the vision of our institutional and private clients for their office, medical and industrial decisions.

Founded in 1998, Cawley is Chicago's dominant submarket specialist in commercial real estate. We help business and property owners create, maintain and monetize value. Cawley CRE's service platform is scalable and customizable for the specific enterprise-level objectives or transaction requirements of each client. We tailor every engagement according to product discipline and geographic territory, powered by accurate, reliable market intelligence delivered in a client-determined time-frame and format.

Using our proprietary four-stage transaction strategy, we can reduce deal time-lines by up to 20% by maintaining the exchange of information in a responsive, accountable, and customized environment leveraging and integrating diverse levels of expertise, educational backgrounds and experience.



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