



FULLY DEVELOPED LOT AVAILABLE FOR SALE
13 ACRES | ZONED I-1

DAILY ESTIMATED TRAFFIC COUNTS:

I-88 (AT SITE):	19,300
I-39 NORTH:	29,100
ROUTE 251/I-88:	7,150
STEWARD ROAD:	2,350
TOLL FREE FOUR-WAY INTERCHANGE AT US-251 & I-88	

OFFERING: \$2.75 PSF or \$1,558,000

- › All Off-site Development Completed
- › Zoned Light Industrial - I-1 Rochelle
- › Water and Sanitary Rochelle (RMU)
- › Electrical
- › Steward Road Turning Lane Installed
- › Street Lighting
- › 625' of Frontage on I-88
- › Signage Available on I-88 Frontage
- › PIN: 24-36-251-009

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Disclosure: Property is Broker Owned

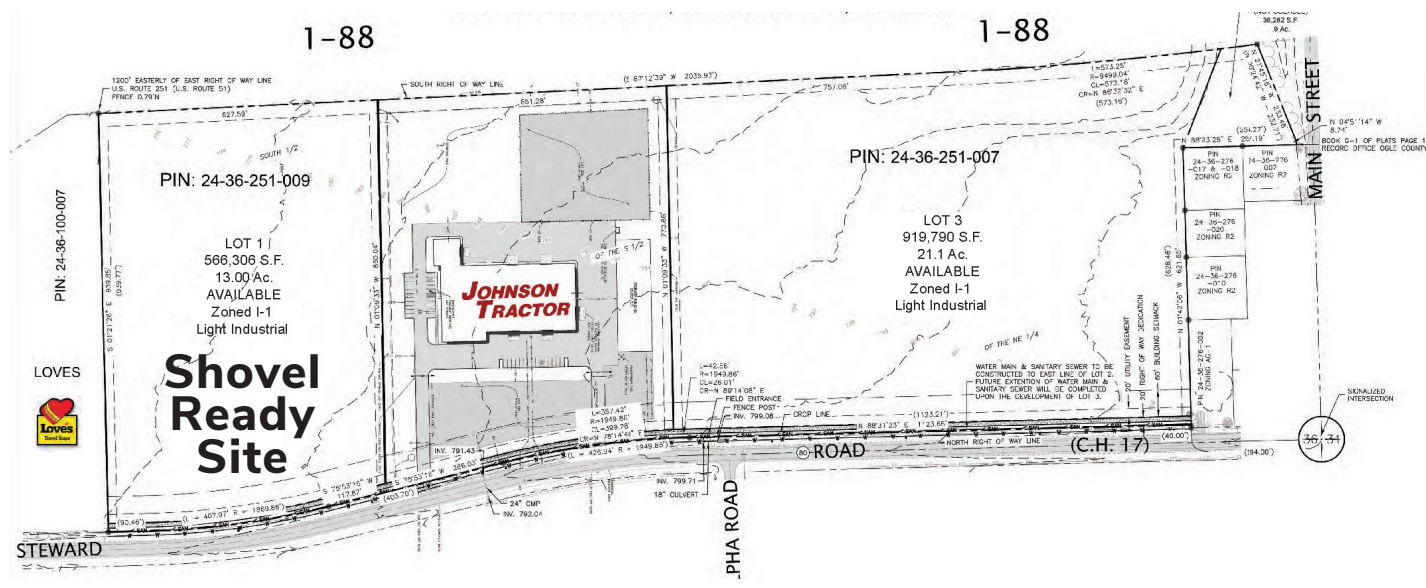
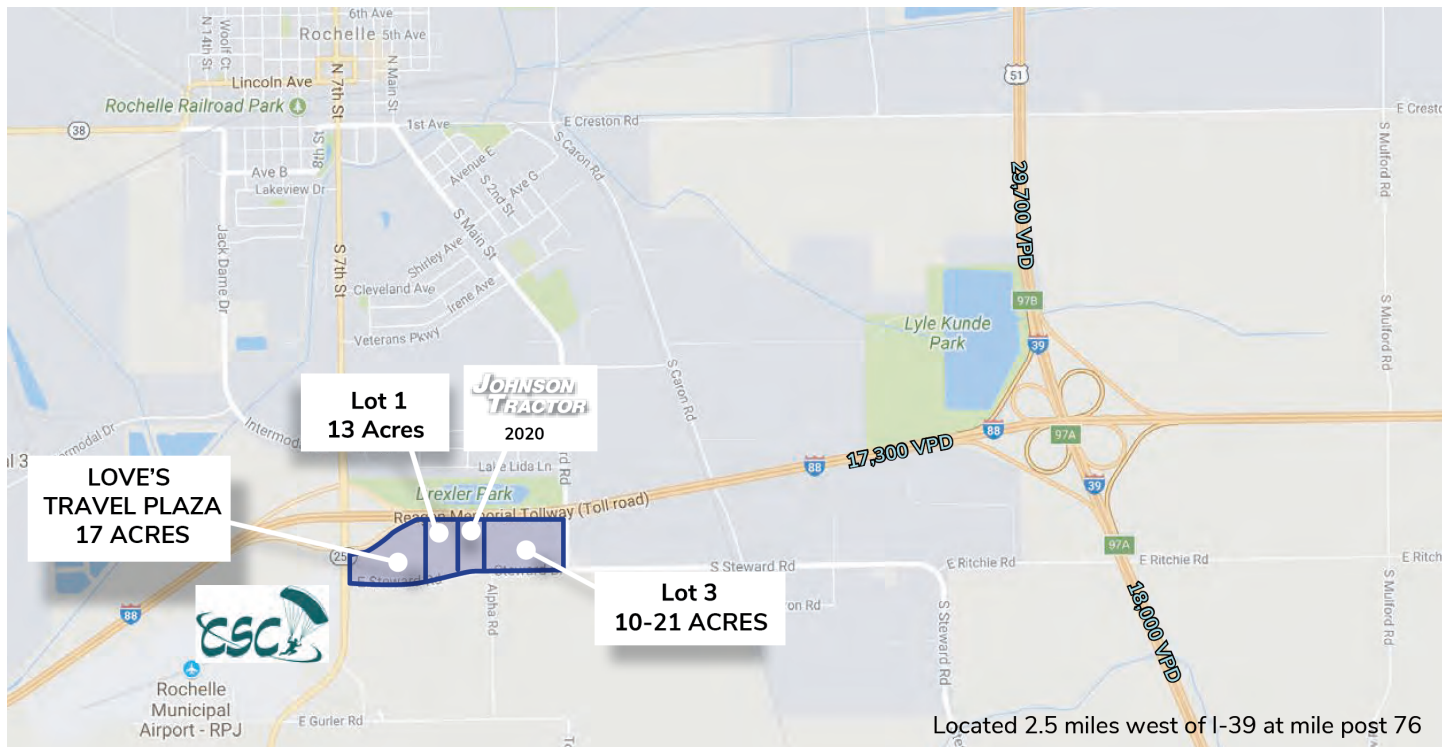


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COMMERCIAL DEVELOPMENT

300 STEWARD ROAD

ROCHELLE, IL



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