

Industrial Building for Lease

Large Concrete Yard | Shop + Office | Multiple Overhead Doors

Ottawa / LaSalle County, Illinois

Convenient access near Route 80 and Route 23

Approx. 10,250 SF total: 8,250 SF shop + 2,000 SF office

Approx. 2 acres with substantial paved yard and equipment staging area

Flexible Lease Options

Building Only - \$3,000/month NNN

Heavy Concrete Yard Only - \$6,000/month

Full Building + Yard - \$8,500/month NNN

Approx. 2 Acre Site

10,250 SF Building

Route 80 / Route 23 Access



Built for Operations

- Approx. 8,250 SF industrial shop plus approx. 2,000 SF office area, for approx. 10,250 SF total building area.
- Approx. 2-acre site with large concrete yard for parking, staging, trucks, equipment, and material storage.
- Multiple 12 ft x 14 ft overhead doors for easy vehicle and equipment access.
- Heavy reinforced concrete apron/slab and wide drive areas.
- New fence installed around the majority of the building/property.

Key Shop Features

- High-bay steel girder construction with approx. 16 ft typical ceiling height and approx. 18 ft peak height.
- Approx. 60 ft trough floor drain through the center of the shop with separator pit at the end.
- Bright LED lighting recently installed.
- Open floor area supports flexible layouts for shop, fleet, warehousing, or production use.
- Office component supports administration, dispatch, estimating, or customer-facing functions.



Large Industrial Shop with Floor Drain



Multiple Overhead Doors with Large Concrete Yard



Spacious Shop Interior with High Ceilings and LED Lighting

200 W Stevenson Rd, Ottawa, IL



Side Exterior and Yard Area

Property Description

Well-positioned industrial property near Route 80 and Route 23, offering a large shop, office space, multiple overhead doors, and an expansive concrete yard. The site is well suited for contractors, service fleets, utility and trades operations, light manufacturing, equipment storage, warehousing, and businesses needing both indoor workspace and outdoor paved staging. The shop includes high ceilings, LED lighting, wide-open floor area, and a center trough floor drain with separator pit. The property also benefits from substantial concrete yard area and a newly installed fence around the majority of the building/property.

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Quick Facts

Total Building Area Approx. 10,250 SF

Site Size Approx. 2 Acres

Industrial Shop Approx. 8,250 SF

Overhead Doors Multiple 12 ft x 14 ft doors

Office Area Approx. 2,000 SF



Office / Interior Workspace



Overhead Door Access with Man Door

Contact / Showing Info

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Call for details or to schedule a showing