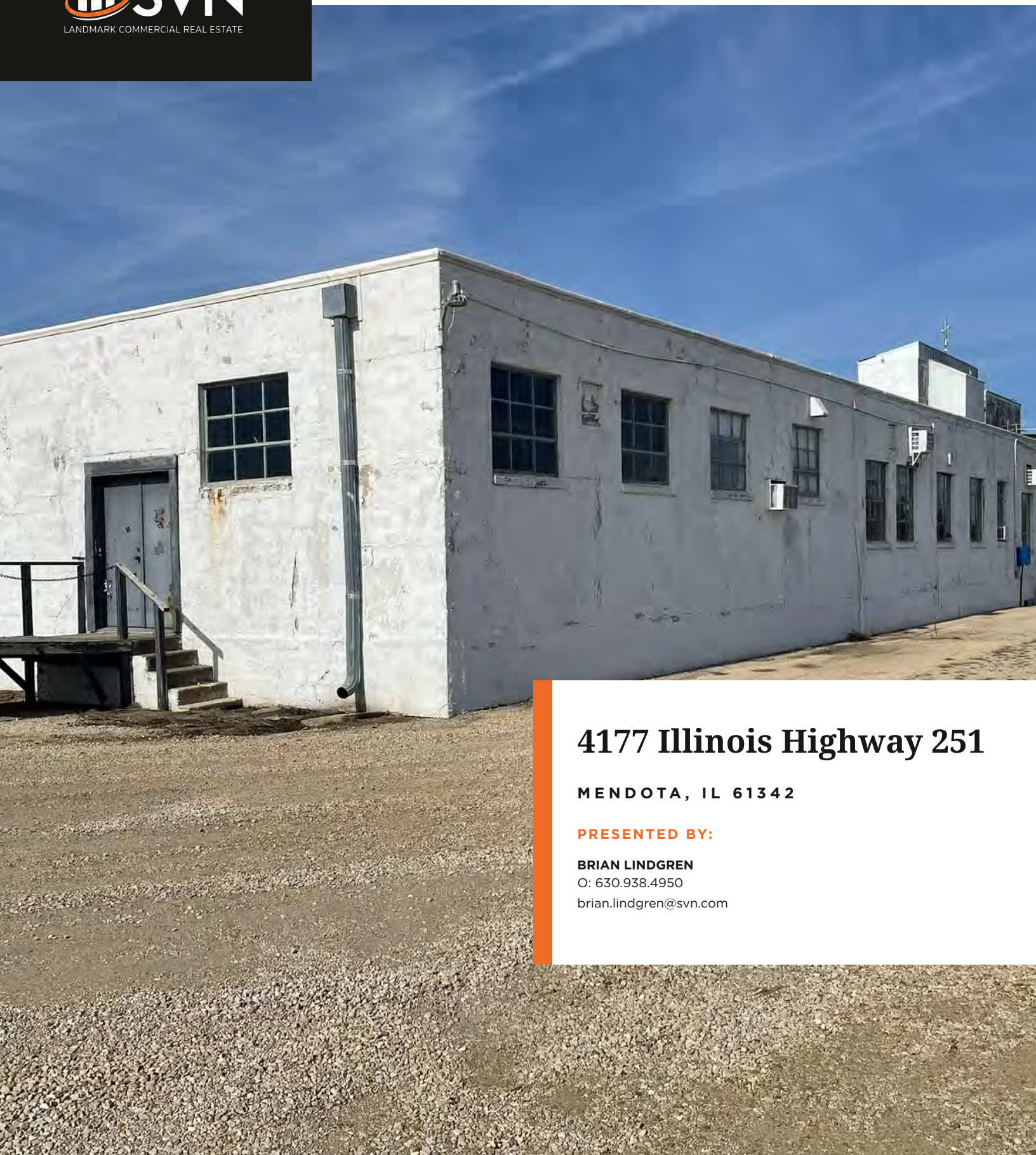




OFFICE/WAREHOUSE FOR LEASE



4177 Illinois Highway 251

MENDOTA, IL 61342

PRESENTED BY:

BRIAN LINDGREN

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4177 IL Rt 251 Mendota IL 61342

Co-Listed By

Brian Lindgren

Senior Advisor

SVN Landmark Commercial Real Estate LLC

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David Sickley

Broker

Re/Max 1st Choice

122 W Madison St Suite 3

Ottawa IL 61350

815-228-8509

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

FOR LEASE: 4177 IL RT 251, MENDOTA, IL 601342

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Manufacturing
APN	06-05-204000
BUILDING SIZE	70,000 SF
LOT SIZE	11.73 Acres

FOR LEASE: Affordable office and warehouse space with great loading and ample parking. The main building includes 33,600sf office and warehouse space with (13) docks, and would work well for transportation or manufacturing uses. The cold storage building includes up to 16,416sf with (3) drive-in doors and (3) docks, and would work well for dead storage.

Strategic Central Illinois location within easy reach of Chicago / Rockford / Peoria / Quad Cities MSAs. Located on busy IL-251 / US-52 just south of downtown Mendota. 10 min to I-39. 15 min to I-80. 30 min to I-88.

Please contact Brian Lindgren at 630-487-9433 or Dave Sickley at 815-228-8509 for more details.



- Great loading
- Heavy power
- Flexible unit sizes
- Potential outdoor storage
- Easy access to I-39 and I-80

AVAILABLE SPACES

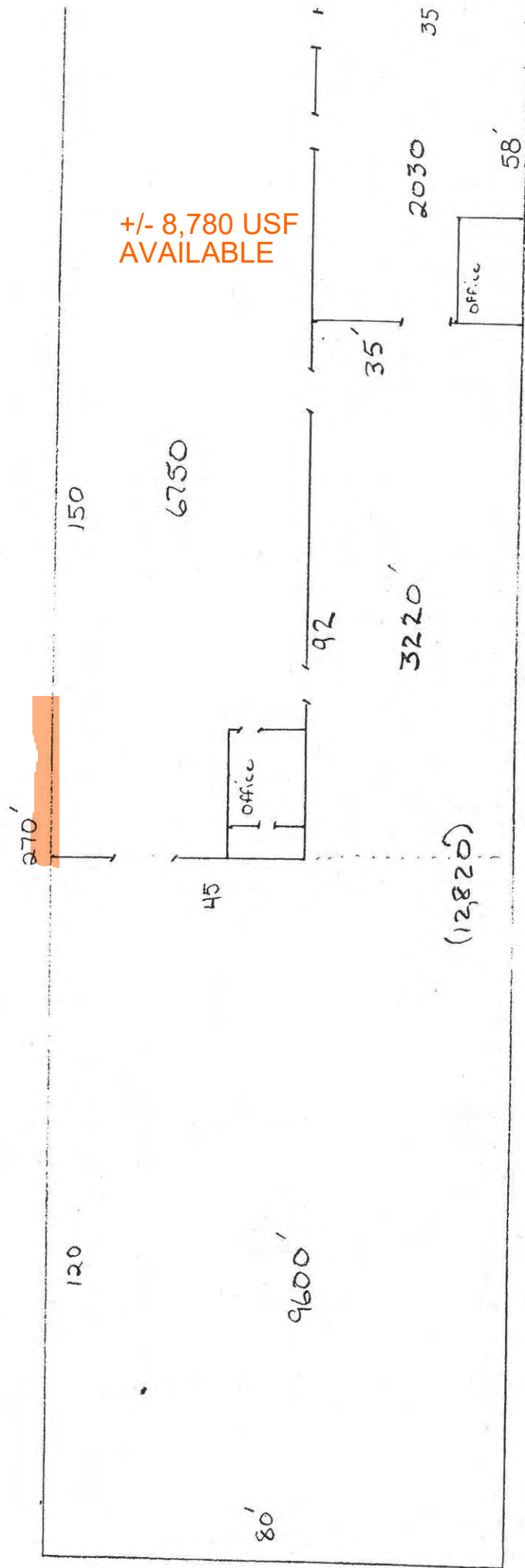
LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	2,525 - 16,416 SF	LEASE RATE:	\$3.50 SF/yr

AVAILABLE SPACES

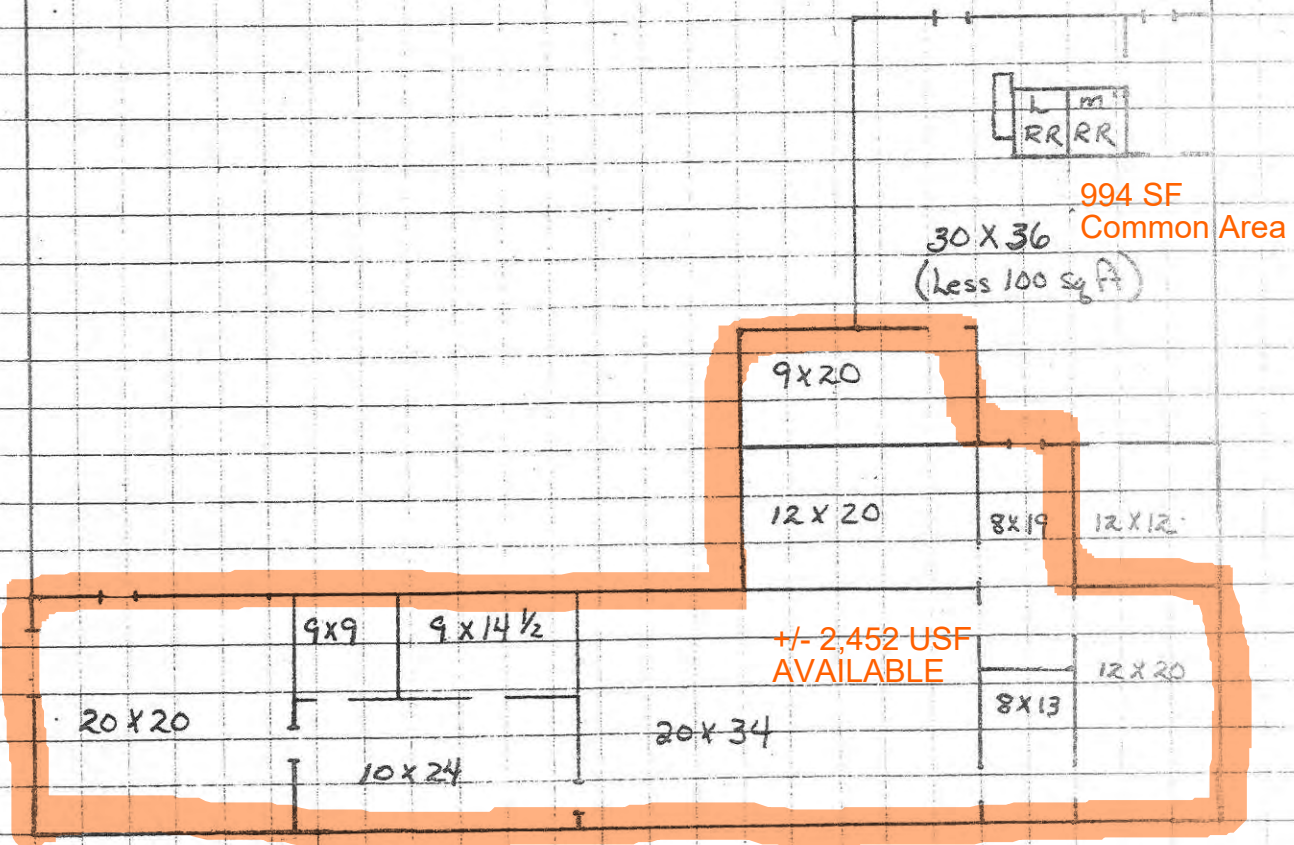
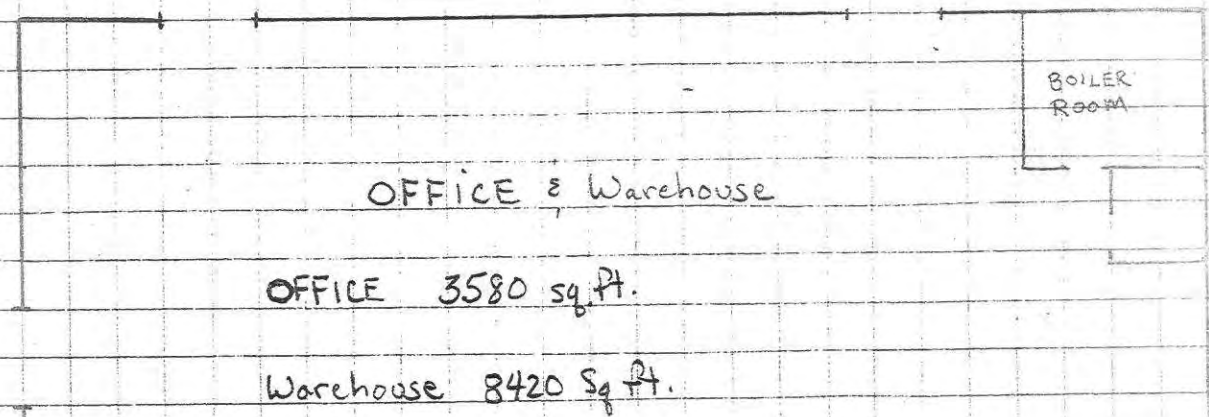
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Main Building - North Warehouse	Available	9,039 SF	Modified Gross	\$3.50 SF/yr	Approx. 8,780 usable sf of warehouse space. 9,039 rentable sf if access to common restroom is required. 14' to 18' clear ceilings. (1) loading dock.
Main Building - South Office	Available	2,525 SF	Modified Gross	\$3.50 SF/yr	Approx. 2,452 usable sf office and 2,525 rentable sf with access to common restroom. Ample parking.
Cold Storage Building	Available	2,592 - 16,416 SF	Modified Gross	Negotiable	Non-insulated storage building with electric but no heat or water. +/- 10' clear at the eaves, +/- 13' clear at peak. (3) 10'x10' drive-in doors and (3) loading docks. Divisible.

MAIN WAREHOUSE
21,600



1 CM = 10 FEET

Gas: Northern Illinois Gas



LAINCO, INC.
Double Steel Building
16,416 Sq Ft
229 x 72

(A) 36 x 72
(2,592)

10' W

(B) 144 x 36
(5,184)

15'

10' W

(E) 108 x 36
(3,888)

8'

10 x 9' 6"

10' W

DOCK
AREA

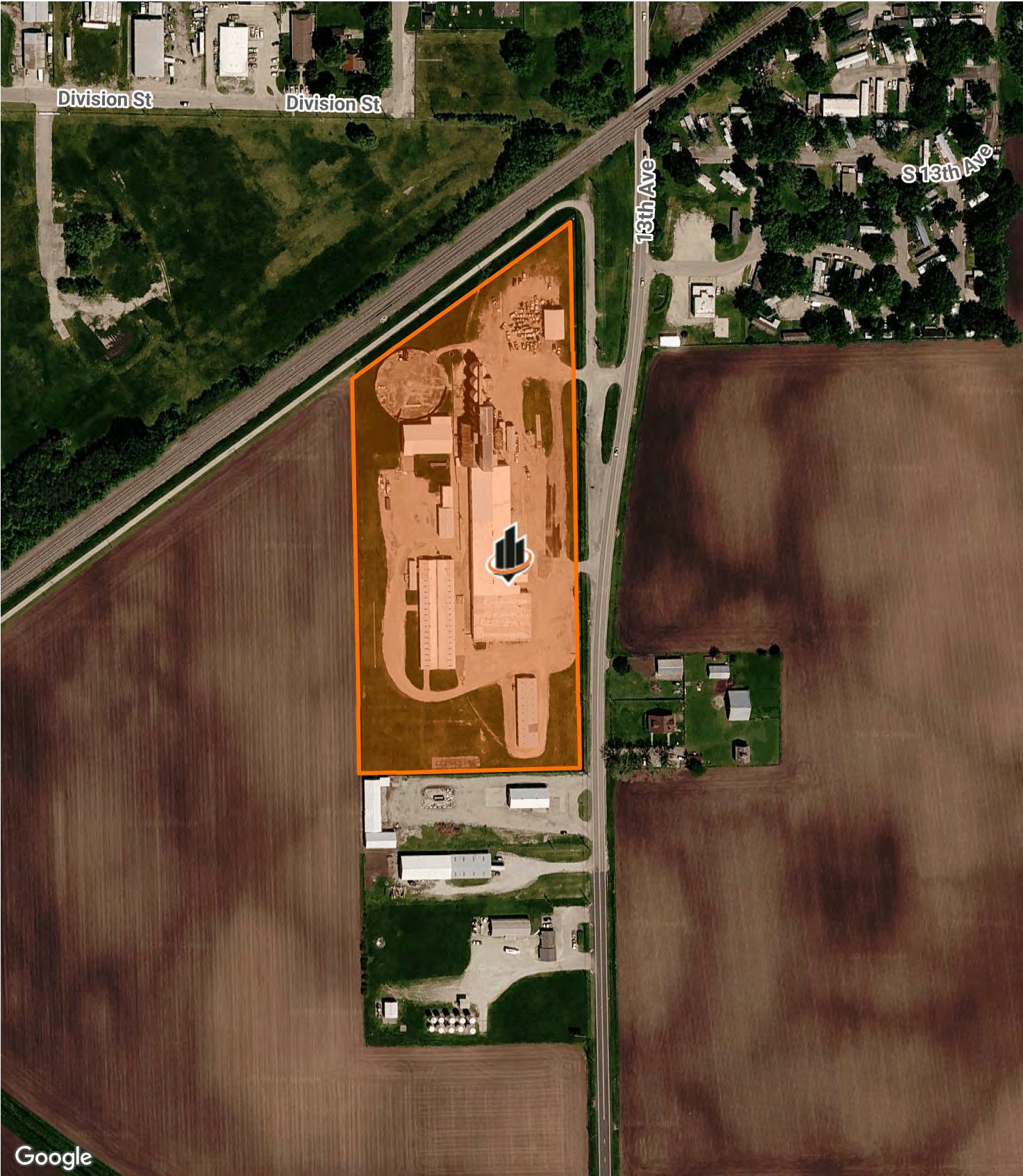
10' Eaves

(D) 84 x 36
3,024

(C) 48 x 36
(1,728)

8'

12' W X
10' H





MAIN BUILDING EXTERIOR PHOTOS



MAIN BUILDING INTERIOR PHOTOS



COLD STORAGE BUILDING PHOTOS

