

FOR SALE | INDUSTRIAL / CONTRACTOR'S STORAGE YARD

14742 E IL Route 64

Rochelle, Illinois 60168



10,500 SF INDUSTRIAL BUILDING | LARGE STONED PARKING / STORAGE AREAS

Building	10,500 SF	County	Ogle
Township	Whiterock	Drive-Through Doors	6
Door Dimensions	18' W x 14' H	Water	2 wells
Electrical	277/480 - 600 amp	Also Available	110/220, 110/240

PROPERTY HIGHLIGHTS

Purpose-built features for industrial and contractor operations

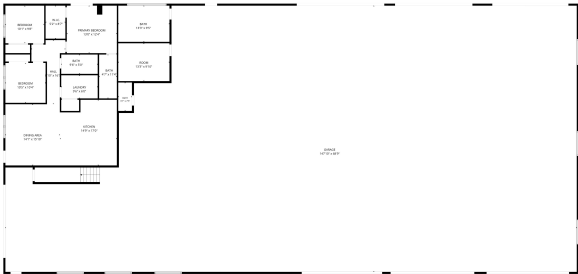


Hard-to-find contractor's storage yard with a 10,500 SF industrial building on site. The building includes a built-out apartment, with office and storage on the mezzanine level. Large stoned parking and storage areas provide substantial outdoor operating space.

Industrial systems and improvements: Atlas Copco GA15FF compressor system with aluminum piping and Reel Craft drops; radiant heat in ceiling and floors; closed-cell insulation throughout; Lorex commercial-grade security system; two water wells; and a programmable Watchfire LED sign on Route 64.

INDUSTRIAL BUILDING & INTERIOR

Oversized access, power and on-site amenities



TOTAL: 3258 sq. ft.
1st floor: 1572 sq. ft., 2nd floor: 1686 sq. ft.
EXCLUDED AREAS: GARAGE: 8816 sq. ft., OPEN TO BELOW: 8702 sq. ft.

Six Raynor drive-through doors	18' wide x 14' high doors
Atlas Copco GA15FF compressor	Aluminum piping & Reel Craft drops
Radiant heat	Ceiling and floor heating
Closed-cell insulation	Throughout the building
Security	Lorex commercial-grade system
Signage	Watchfire programmable LED sign on Route 64
Water	2 water wells
Power	277/480 - 600 amp; 110/220; 110/240

FLOOR PLANS

Measured plans supplied for marketing reference



TOTAL: 3258 sq. ft

1st floor: 1572 sq. ft, 2nd floor: 1686 sq. ft

EXCLUDED AREAS: GARAGE: 8816 sq. ft, OPEN TO BELOW: 8702 sq. ft

Floor-plan measurements shown: Total measured finished/interior area 3,258 SF - 1st floor 1,572 SF and 2nd floor 1,686 SF. The plan separately identifies garage area of 8,816 SF and open-to-below area of 8,702 SF as excluded areas.

All measurements should be independently verified.

PROPERTY SUMMARY

14742 E IL Route 64 | Rochelle, IL 60168

Marketing Description

Hard to find Contractor's Storage Yard with 10,500 sf industrial building on site. Building includes built out apartment. Office and storage on the mezzanine level. Features Atlas Copco GA15FF compressor system with aluminum piping and Reel Craft Drops, radiant heat in ceiling and floors, closed cell insulation throughout. Also includes Lorex commercial grade secured system, 2 water wells, and large stoned parking/storage areas. Watchfire programmable LED sign on Rte 64. 6-18' wide x 14' high Raynor drive thru doors. Ample power: 277/480-600 amp, 110/220, 110/240.

Marketing Contact

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Information is provided for marketing purposes from materials supplied by the property representative and is believed reliable but is not guaranteed. Prospective purchasers should independently verify square footage, taxes, zoning, permitted uses, utilities, equipment, and all property information.