

22,000 (+/-) SF Office/Industrial Space

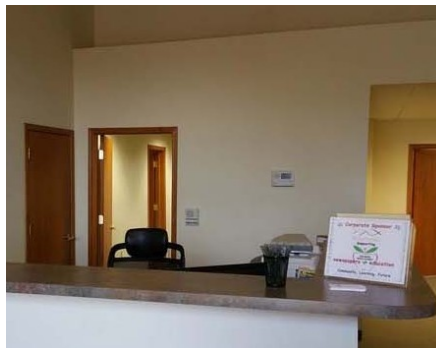
\$350,000

601 1st Avenue - Rochelle, IL



Property Features:

- 6,460 SF Main Floor
- 10,000 SF Shop
- 5,568 SF Second Level Offices/Work Space
- Newly Rehabbed Space
- Includes 10 Offices and 5 Bathrooms, Conference Room, Lounge Area, Reception Area, and Break Room
- Heated Indoor Garage for 9 Stalls
- Extra Storage Mezzanine
- Server Room / Training Room
- Zoned Light Industrial
- Close to I-39 & I-88 Intermodal Hub



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**For More Information,
Please Contact:**

COMMERCIAL
REAL ESTATE SERVICES

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