



FULLY LEASED
PHOENIX3PL.COM

404 N WESLEY AVE
MT MORRIS, IL

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PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY HIGHLIGHTS



**RENOVATED
IN 2020**



**ACTIVE BSNF
RAIL SPUR**



**EASY ACCESS TO
I-39/90/88 CORRIDOR**



FRESH PAINT



NEW LED LIGHTING



PROPERTY DETAILS

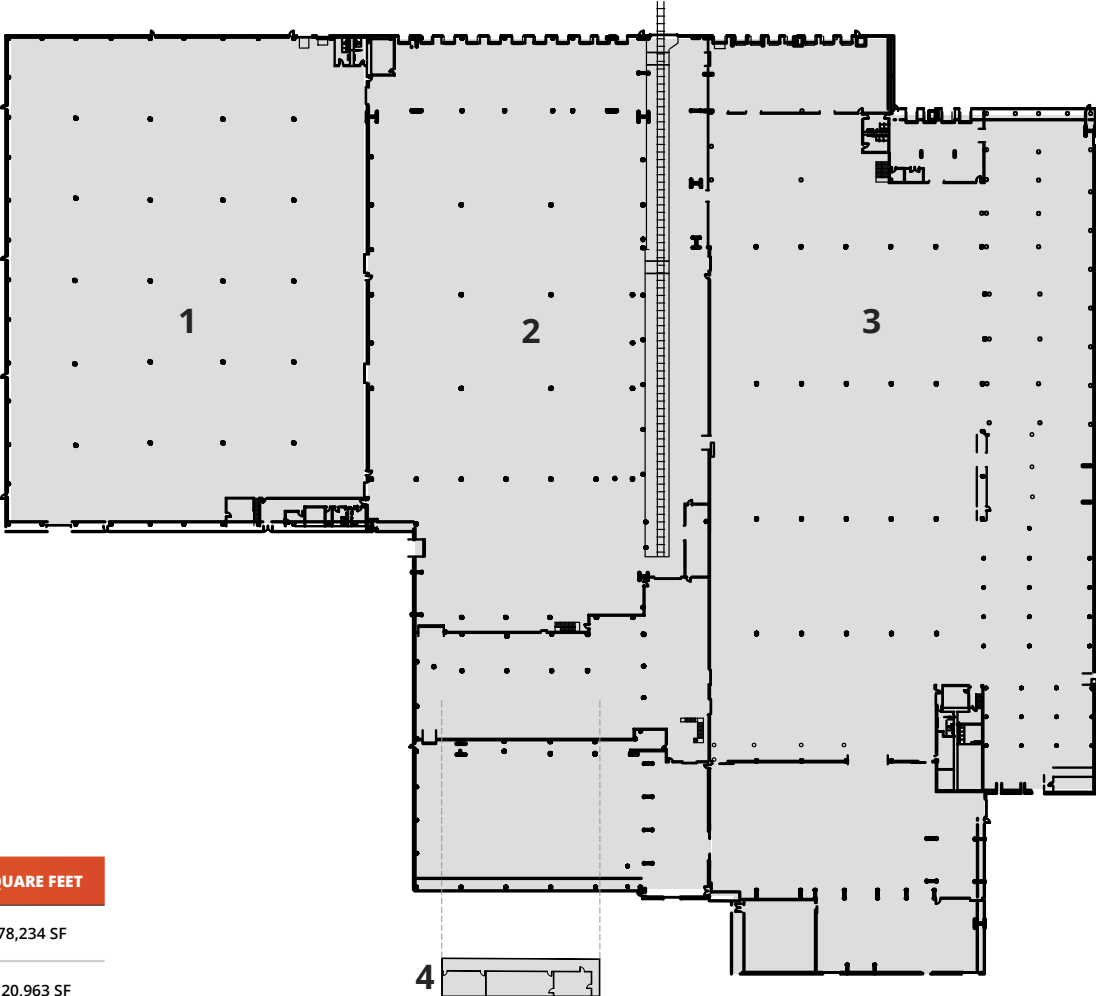
404 N WESLEY AVE | MT MORRIS, IL

| | |
|----------------------|-----------------------------------------------|
| FLOORS | 1 |
| DOCK DOORS | 25 |
| DRIVE-IN DOORS | 9 |
| CLEAR HEIGHT | 24' - 32' |
| COLUMN WIDTH/DEPTH | Varies from 30' x 30' to 50' x 50' |
| ROOF | EPDM |
| WALLS | Metal and Masonry |
| FLOORS | 8" Reinforced Concrete |
| YEAR BUILT | 1920 - 1997 Renovated 2020 |
| FIRE SUPPRESSION | ESFR |
| LIGHTING | LED |
| POWER | Heavy Power |
| PARKING | 80+ Truck Trailer Surface Spaces |
| LAND AREA | 53 Acres |
| ZONING | I-1: Light Industrial |
| PARCEL ID | 08-27-201-004 08-27-228-003 08-27-201-005 |
| RAIL | Spur Serviced by BSNF |
| OPEX ESTIMATE | \$0.49 |



FLOOR PLAN

404 N WESLEY AVE | MT MORRIS, IL



| NUMBER | CLEAR HEIGHT | COLUMN SPACING | DOCKS | DRIVE-IN OH DOOR | SQUARE FEET |
|--------------|-----------------|----------------|-------|------------------|-------------------|
| 1 | 34' 9" | 48' x 54' | 2 | 1 | 78,234 SF |
| 2 | 27' 7" - 30' 6" | VARIES | 11 | 2 | 120,963 SF |
| 3 | 10' 9" - 32' 8" | VARIES | 12 | 6 | 142,897 SF |
| 4 | N/A | N/A | N/A | N/A | 2,715 SF |
| TOTAL | | | | | 344,809 SF |



LOCATION MAP

404 N WESLEY AVE | MT MORRIS, IL

| | |
|--------------------------------|-----------|
| IL-64 | <1 MILE |
| CHICAGO ROCKFORD INT'L AIRPORT | 23 MILES |
| I-39 | 25 MILES |
| CHICAGO | 99 MILES |
| MILWAUKEE | 120 MILES |
| INDIANAPOLIS | 280 MILES |

