



## COMMERCIAL PROPERTY

### 982 IRON HORSE PLACE ~ MONTICELLO, IL

#### WAREHOUSE FACILITY

**FOR LEASE**  
\$2.75/SF/GROSS

**SIZE**  
25,513 Total SF  
Easily divisible into 3 separate units

**LOCATION**  
Conveniently located to the Market Street exit off of I72 in Monticello, IL. Nearby businesses include the Red Wheel Restaurant, Mobile Super Pantry, Best Western Gateway Inn, and Monticello Railway Museum.

**DESCRIPTION**  
Multi-use building suitable for warehouse storage, shipping transfers, contractors and light manufacturing or assembly. 11,000+ SF has 26' ceiling height with 14x16 OH door. 2 tractor-trailer dock doors.

**UTILITIES**  
600 AMP, 3-Phase

For more information on this property contact  
Brian Swartz (217)-840-2602  
[bswartz@harVestco.com](mailto:bswartz@harVestco.com)



**harVestco, LLC**  
2813 North Rising Rd, Ste 100  
Champaign, IL 61822  
Phone: 217-355-2085  
Email: [inquire@harVestco.com](mailto:inquire@harVestco.com)  
[www.harVestco.com](http://www.harVestco.com)

This information is from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.