



FOR LEASE | **222,912 SF**
1555 IL ROUTE 75 E | **FREEPORT, IL**

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PHOENIX
INVESTORS

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PROPERTY HIGHLIGHTS



**CLOSE PROXIMITY TO
US HWY 20**



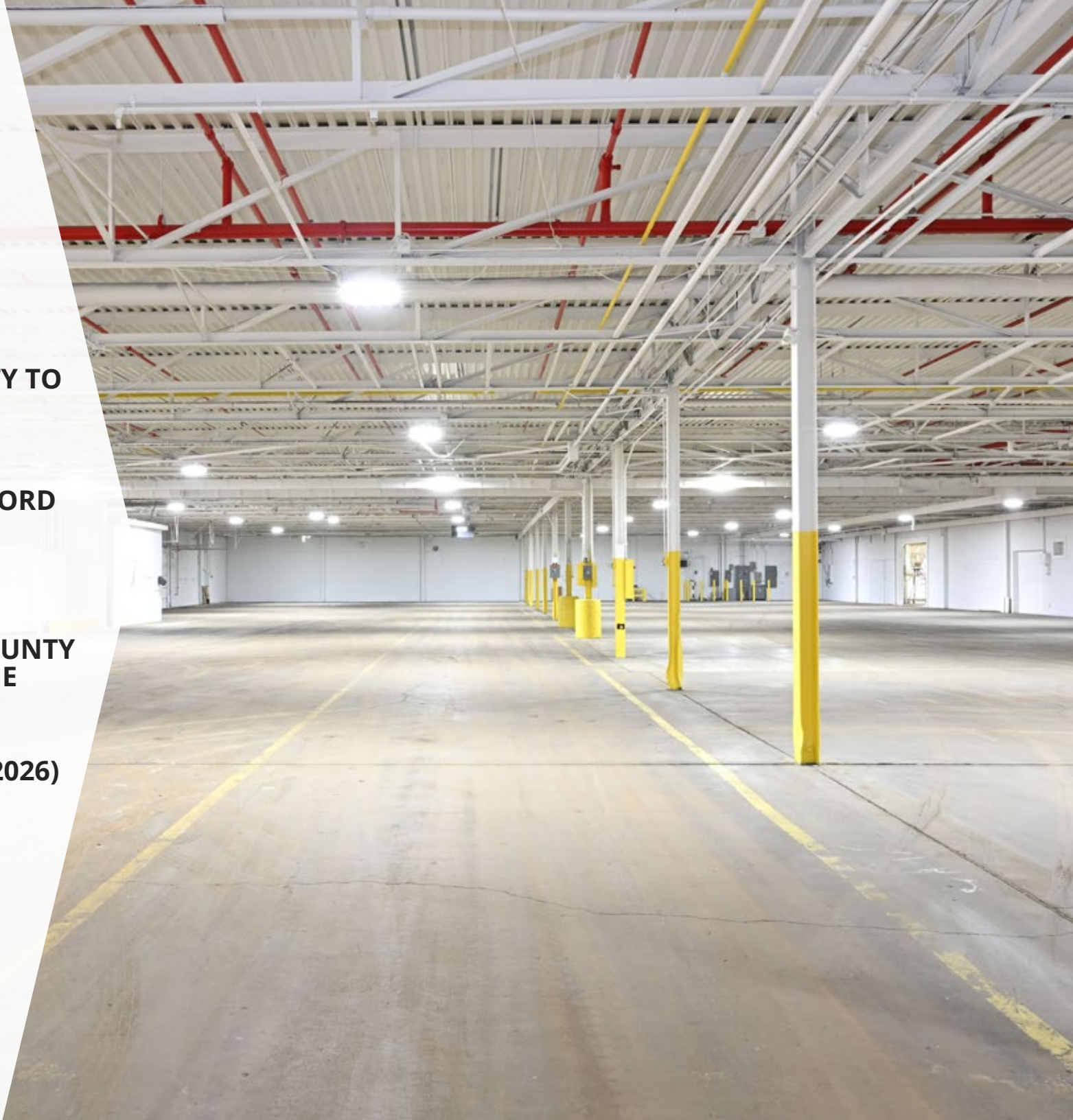
**30 MILES FROM
CHICAGO ROCKFORD
INTERNATIONAL
AIRPORT**



**LOCATED IN THE
STEPHENSON COUNTY
ENTERPRISE ZONE**



**EXTENSIVE
RENOVATIONS (2026)**



PROPERTY DETAILS

1555 IL ROUTE 75 E | FREEPORT, IL

AVAILABLE SPACE	222,912 SF
MINIMUM DIVISIBLE	3,646 SF
OFFICE SPACE	46,009 SF
DOCK DOORS	16
DRIVE-IN DOORS	8 Grade-Level
CRANES	10-ton
CLEAR HEIGHT	14' - 25'
WALLS	Metal
YEAR BUILT	1980
YEAR RENOVATED	2026
FIRE SUPPRESSION	100% Sprinkled
LIGHTING	LED
POWER	480 Volt/Phase
LAND AREA	102 Acres
ZONING	M-2: General Manufacturing
OPEX ESTIMATE	\$0.49/SF

[VIEW A VIDEO OF THIS PROPERTY](#)



FLOOR PLAN

1555 IL ROUTE 75 E | FREEPORT, IL



NUMBER	SPACE DESIGNATION	DOCK DOORS	CLEAR HEIGHT	SQUARE FEET
1	AVAILABLE	3	14' 0"	39,965 SF
2	AVAILABLE	3	16' 0"	10,938 SF
3	AVAILABLE	1	22' 0"	26,167 SF
4	AVAILABLE	N/A	22' 0"	3,646 SF
5	AVAILABLE	N/A	DROP CEILING	8,156 SF
6	AVAILABLE	3	14' 0"	18,453 SF
7	AVAILABLE	N/A	DROP CEILING	12,100 SF
8	AVAILABLE	6	25' 0"	77,734 SF
9	AVAILABLE	N/A	DROP CEILING	21,753 SF
10	AVAILABLE	N/A	DROP CEILING	4,000 SF
TOTAL				222,912 SF

[VIEW A MATTERPORT WALK-THROUGH](#)



LOCATION MAP

1555 IL ROUTE 75 E | FREEPORT, IL

ROCKFORD	30 MILES
I-90	38 MILES
I-49	42 MILES
CHICAGO	114 MILES
MILWAUKEE	115 MILES

