

# Allied Business Park—1200-11th Street, Milan, Illinois



### Building A

Suite	Size	Office	Warehouse
A-1	4,450	1,050	3,400
A-2	4,250	1,050	3,200
A-3	4,250	1,050	3,200
A-4	4,450	1,050	3,400



### Building B

Suite	Size	Office	Warehouse
B-5	9,093	1,050	8,043
B-6	9,093	1,050	8,043



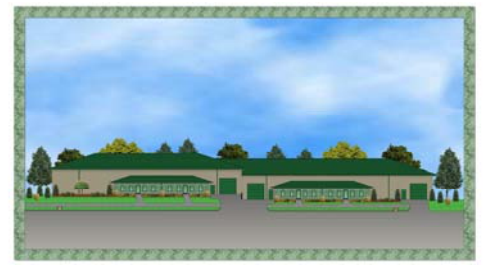
### Building C

Suite	Size	Office	Warehouse
C-7	9,204	900	8,304



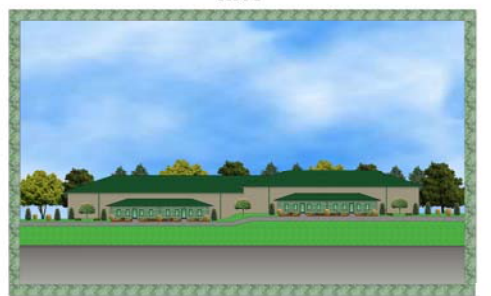
### Building D

Suite	Size	Office	Warehouse
D-8	6,870	1,050	5,820
D-9	5,150	1,050	4,100
D-10	5,150	1,050	4,100
D-11	6,555	1,050	5,505



### Building E

Suite	Size	Office	Warehouse
E-12	6,100	1,050	5,350
E-13	5,380	1,050	4,330



## Site Features

**Zoning:** I-1 (Light Industrial)

### Warehouse:

- ◆ Clear height-16'
- ◆ Drive-in door-12'x14'
- ◆ 400 amp single-phase power with upgrades available.
- ◆ Truck doors (B-5, B-6 & C-7)



### Office:

- ◆ Finished office space-minimum -1,050 sq. ft.
  - ◆ ADA restroom.
  - ◆ Two private offices - reception areas.
- \*Upgrades available in both office and warehouse spaces*



### Additional Features:

- ◆ High bay fluorescent T-5 light fixtures with motion sensors.
- ◆ Exterior security lighting.
- ◆ Recessed lighting at front door.
- ◆ Ceiling mounted fluorescent lights in office area.
- ◆ HVAC in office area.
- ◆ Gas-fired Reznor unit heaters in warehouse.
- ◆ Broadband internet access with fiber optics.
- ◆ Block exterior office walls.
- ◆ Warehouse interior steel liner panels.
- ◆ Extensive landscaping with ponds.
- ◆ Insulated warehouse.
- ◆ Metal siding.



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



**Directions:**

- ◆ East off I-92, North off Andalusia Road (78th Avenue), then West to 11th St.
- ◆ Look for the Milan Industrial Park.

**FOR LEASE**  
**Allied Business Park**  
**1200 - 11th Street**  
**Milan, Illinois**  
*(Located in the Milan Industrial Park)*



**1610 John Deere Road**  
**Silvis, IL 61282**  
 Phone (309) 796-7407 Fax (309) 796-1744



**Anchor Lumber Co. Inc.**  
**Silvis, Illinois**  
 (309) 792-0050

**BERGLUND BUILDERS L.L.C.**  
 5000 Tremont Ave Bldg. 400 • Davenport, IA 52807  
 Cell: (563) 529-0385  
 Fax: (563) 323-4245  
 berglundbuilders@yahoo.com

**NAI Ruhl & Ruhl Commercial Company**  
 Commercial Real Estate Services, Worldwide.

**Contact Information:**  
**Ruhl & Ruhl Commercial Company**  
 Charlie Armstrong, SIOR  
 5111 Utica Ridge Road  
 Davenport, IA 52807  
 Tel. 563-355-4000  
 Fax 563-355-4445  
 carmstrong@ruhlcommercial.com

**INTEGRA Real Estate Group**  
**Contact Information:**  
**Integra Real Estate Group**  
 Marge Stratton, SIOR  
 212 Brady St., Ste 401  
 Davenport, IA 52801  
 Tel. 563-323-7000  
 Cell 563-650-8458  
 Fax 888-848-2902  
 www.integraqc.com  
 marge@integraqc.com



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