

# For sale

14,675 SF Available  
on 0.88 Acres of Land

302 W. Shirland Avenue  
South Beloit, IL 61080  
Winnebago County

**REDUCED PRICE:** ~~\$650,000~~  
**NOW \$399,000**

 **JLL** SEE A BRIGHTER WAY

## 302 W. SHIRLAND AVENUE, SOUTH BELOIT, IL

### Property specifications

- 14,675 SF
- 0.88 Acres of land
- 3,051 SF Office (former)
- 15' Clear height
- 1 Exterior
- 1 Grade dock
- 1000 Amps
- Zoning: Light Industrial
- Building Parcel: 04-06-276-022 (0.55 acres)
- Land Parcel: 04-06-276--006 (0.33 acres)
- **Pricing: \$650,000 NOW \$399,000**

### Location

- 23 minutes (20.9 miles) to I-39/I-90 Interchange at Gardner Street
- Located Minutes from the Wisconsin Boarder
- Winnebago County
- Just a few minutes north is the ABC Supply Stadium is a baseball park in Beloit, Wisconsin. Primarily the home field of the Beloit Sky Carp, affiliate of the Miami Marlins.


### Steve Trapp

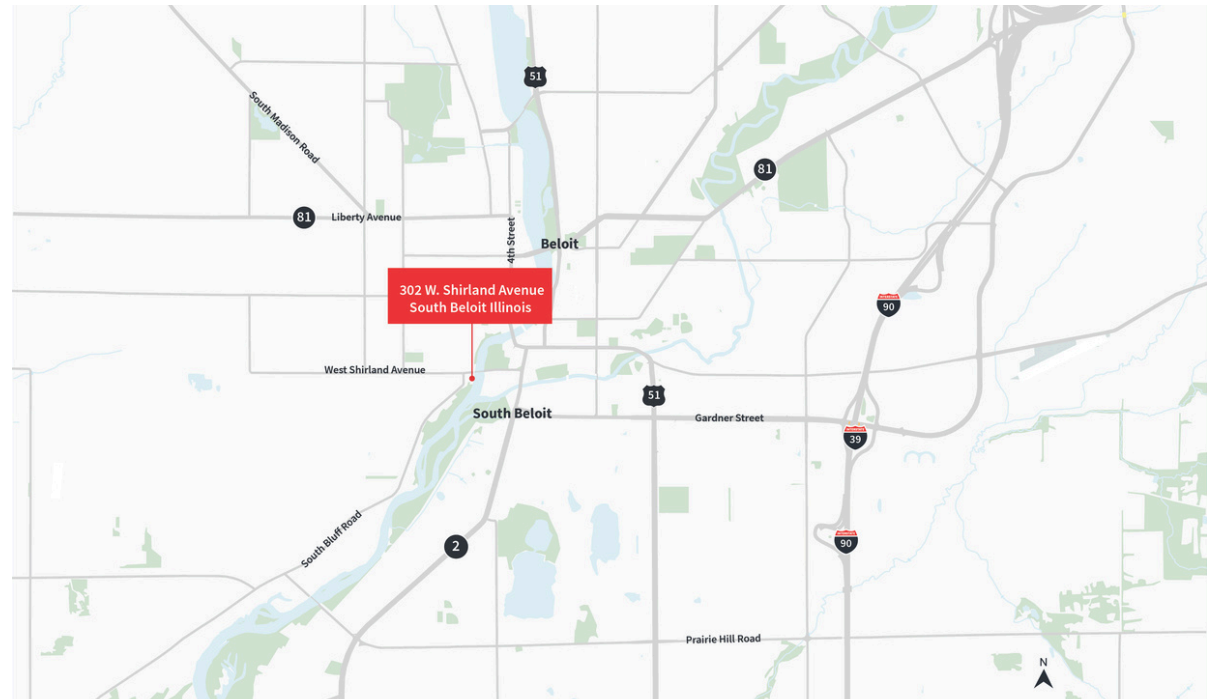
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**PARCEL 1 - BUILDING**



**PARCEL 2 - LAND**

**[CLICK FOR ADDITIONAL PHOTOS](#)**

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