


# For sale

14,675 SF Available  
on 0.88 Acres of Land  
with 3.9 acres of  
additional land available

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

**REDUCED PRICE: ~~\$675,999~~**

**NEW PRICE \$499,000**

 **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 1: 04-06-276-022 = 0.55 acres
- Land Parcel 2: 04-06-276-006 = 0.33 acres
- **Asking Price for Land & Building: \$675,999**  
**REDUCED TO \$499,000**

## Additional parcels of land available

- 3.94 Acres of additional land
- Parcel Sizes:
  - Parcel 3: 04-06-276-013 = 1.44 acres
  - Parcel 4: 04-06-276-014 = 2.50 acres
- Zoning:
  - Parcel 3 IL - Light Industrial
  - Parcel 4 R1 - One Family Residential



**Parcel 1 - 14,675 sq.ft. on 0.55 acres**



**Parcel 2 - 0.33 acres**



**Parcel 3 - 1.44 acres**



**Parcel 4 - 2.50 acres**

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

### Location

- 23 minutes (20.9 miles) to I-39/I-90 Interchange at Gardner Street
- Located Minutes from the Wisconsin Boarder
- Located in 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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