

- Industrial
- Commercial
- Office
- Land
- Business

## FOR SALE

### INDUSTRIAL BUILDING 19,136 SF

Located in the Antioch Industrial Park, home of low Lake County taxes, property is mainly block & brick construction and offers approximately 16,904 SF on the main floor and approx. 2,232 SF of office on the 2nd floor. Main warehouse used for manufacturing includes 10,000 LB overhead crane, reinforced concrete floor pads 10/12" thick to support and stabilize precision laser cutting equipment, dual tank compressors, 5 separate welding stations w/ 3 phase outlets. Multiple overhead doors, mezzanine (not included in the total SF) for storage. Shop office and fireproof vault room. Re-roof in 2005, newer factory lighting installed in 2014. Ample parking, located minutes from the Wisconsin border to the north and easy access to I-94 approx. 7.5 miles. Contact Joe for more information or to schedule a showing.

\*Ask about special financing.



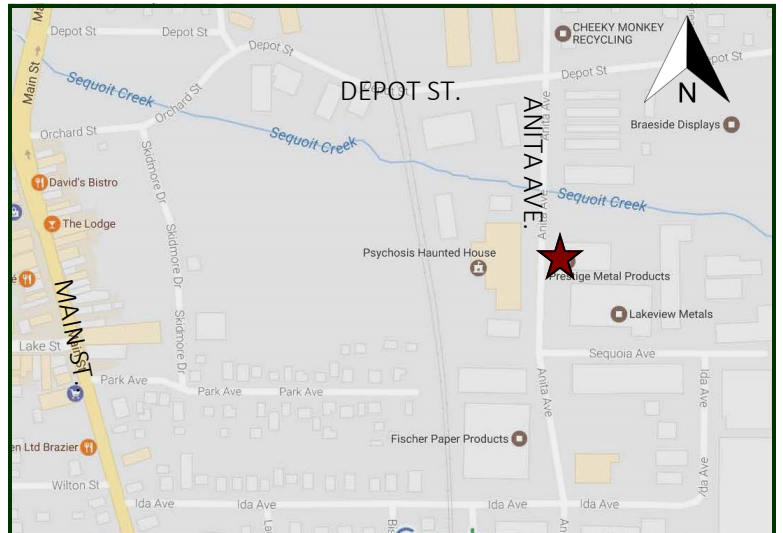
**PRICE REDUCED**

#### PROPERTY SPECIFICATIONS

Description:	Industrial / Manufacturing
Year Built:	1970
Building Size:	19,136 SF
Land Size:	2 AC (87,207 SF)
Office:	2,232 ± SF
HVAC System:	GFA/ Central Air
Power: (2 Services)	240V, 480 Amp 3 Phase
Sprinklered:	No
Floor Drains:	No
Ceiling Height:	15' Clear / 12' Crane/ 17' Deck
Parking:	20+
Washroom(s):	2
Truck Docks:	Interior w/ Leveler
Drive-in-Doors:	1 (10x10) 1 (12x16) 1 (6x8)
Sewer/Water:	City
Possession:	Negotiable
Zoning:	M1
Real Estate Taxes:	\$9,567.39 (2016) (49¢ psf)
Sale Price:	<del>\$918,528</del> <b>\$699,000 (\$36.53 psf)</b>

LoopNet: 20166164

MLS: 09488398



**DIRECTIONS:** East side of Anita, South of Depot and North of Ida.

**PIN:** 02-08-405-009, 008, 004, 003

October 3, 2017

*No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.*

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Interior Loading Dock



Mezzanine



Shop Area



Office

