

FOR SALE OR LEASE

INVESTORS!

2 INDUSTRIAL BUILDING PACKAGE FOR SALE

16,519 SF AND 16,608 SF

16,519 SF AVAILABLE FOR LEASE

2 Industrial/warehouse masonry buildings use one and let the other make both payments!! SBA financing available with 0 down to qualified buyers!

22519: 16,608 SF Leased

22521: 16,519 SF available for lease. Newly remodeled with new roof and approx. 1 acre for additional parking or possible outside storage. Excellent exposure on Route 20 and easy access to I-90. Offered at an 11% CAP.

PROPERTY SPECIFICATIONS

Description:	2 Masonry Industrial Buildings
Year Built:	1979
Building Size:	16,608 SF (22519) 16,519 SF (22521)
Land Size:	3.05 AC
Office:	2,400 SF (each)
HVAC System:	Ceiling Hung (Warehouse) GFA (Office)
Power:	600 amp 3 phase / 1200 amp 480V
Sprinklered:	No
Floor Drains:	None
Ceiling Height:	13'3"
Parking:	Ample /Truck Parking
Washroom(s):	4 (22519) 2 (22521)
Truck Docks:	1 common
Drive-in-Doors:	1 (10x12') per Building
Sewer: Septic	Water: Well
Zoning:	I-1
Real Estate Taxes:	\$25,260 (Both Bldgs.) (2016)
CAM:	Snow & Lawn by Tenant
Lease Term:	3-5 years
Lease Price: (22521)	\$5.50 psf Modified Gross
SALE PRICE:	\$975,000 FOR BOTH BLDGS. (\$29.43 PSF)

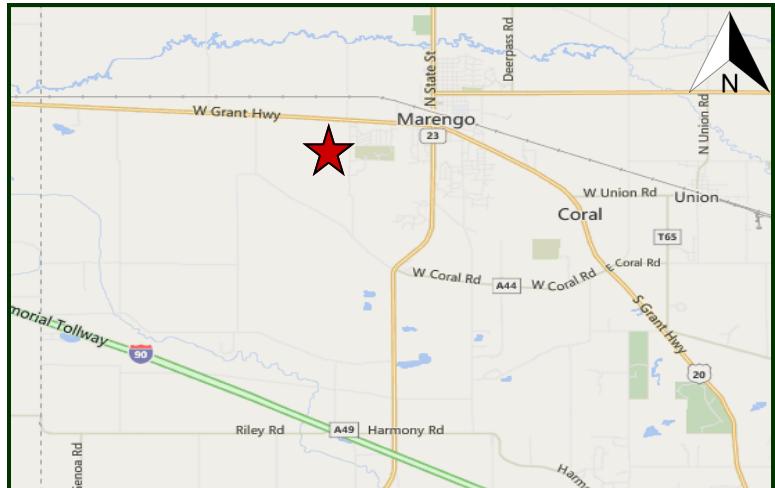


22519



22521

MLS: 09644708



DIRECTIONS: Route 20 west of Marengo on the left side.

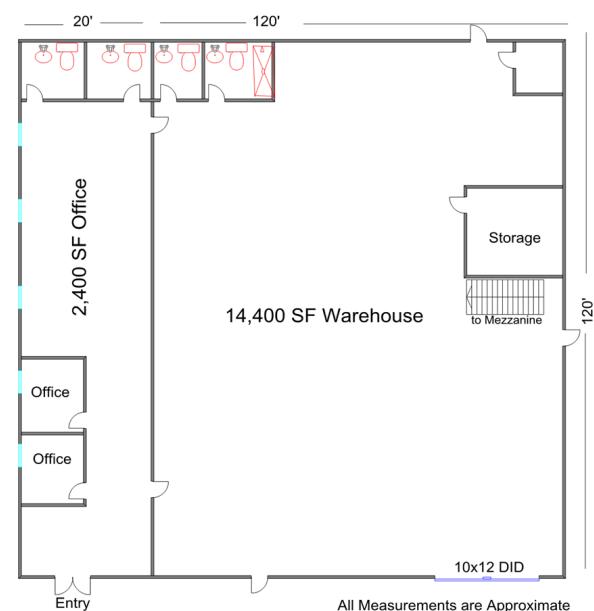
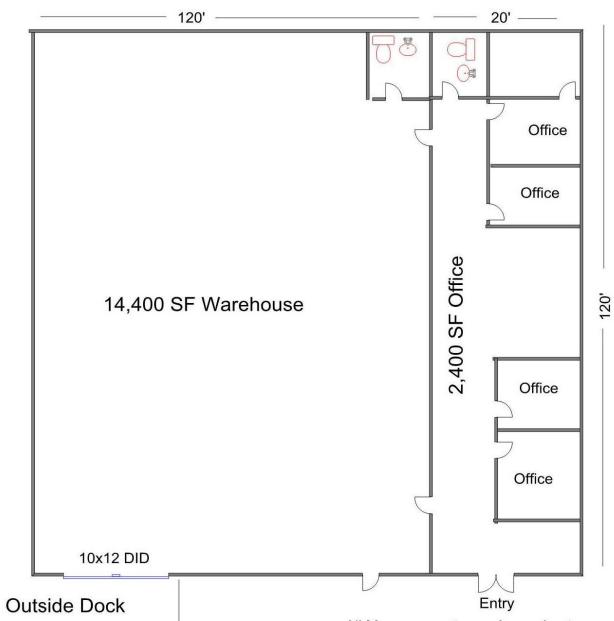
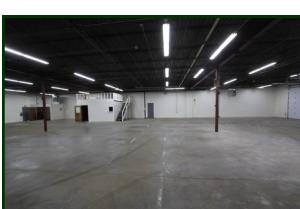
PIN: 11-34-100-013,012

January 26, 2018

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22519 W GRANT HWY.

22521 W GRANT HWY.