

FOR SALE OR LEASE

INVESTORS!

2 INDUSTRIAL BUILDING PACKAGE FOR SALE 16,519 SF AND 16,608 SF 16,519 SF AVAILABLE FOR LEASE

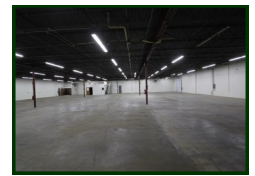
2 Industrial/warehouse masonry buildings use one and let the other make both payments!! SBA financing available with 0 down to qualified buyers!

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.

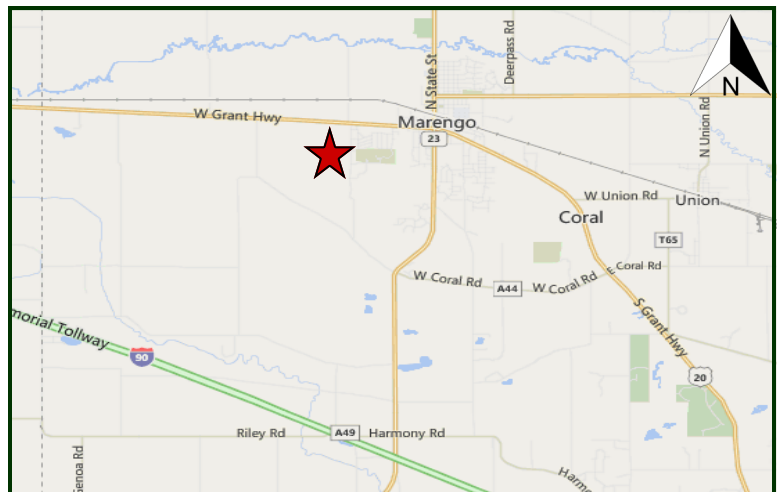


22519



22521

MLS: 09644708



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

PIN: 11-34-100-013,012

January 26, 2018

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.

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)

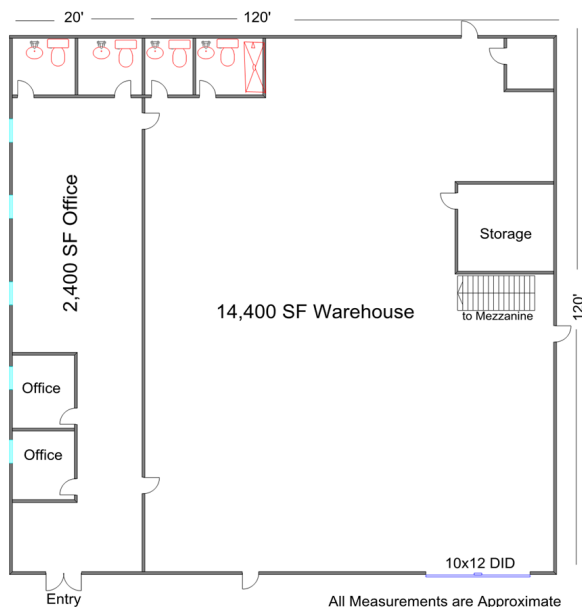
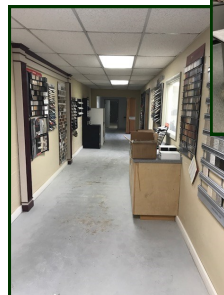
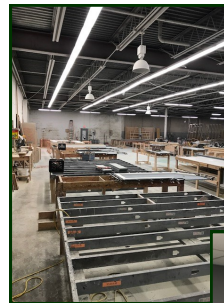
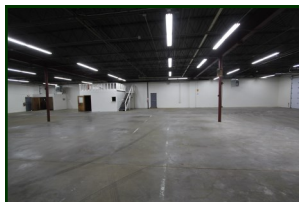
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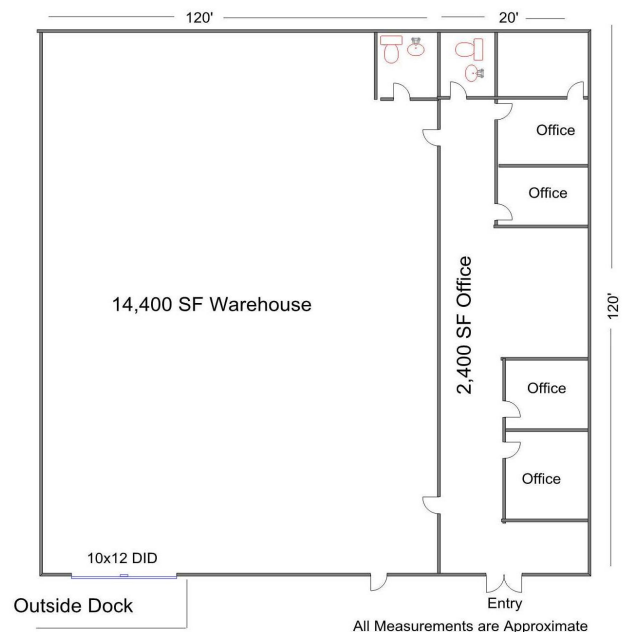
PREMIER COMMERCIAL REALTY

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22519 & 22521 W. Grant Hwy. (Route 20)
Marengo, IL 60152



22519 W GRANT HWY.



22521 W GRANT HWY.