

FOR SALE

**INDUSTRIAL BUILDING
19,136 SF**

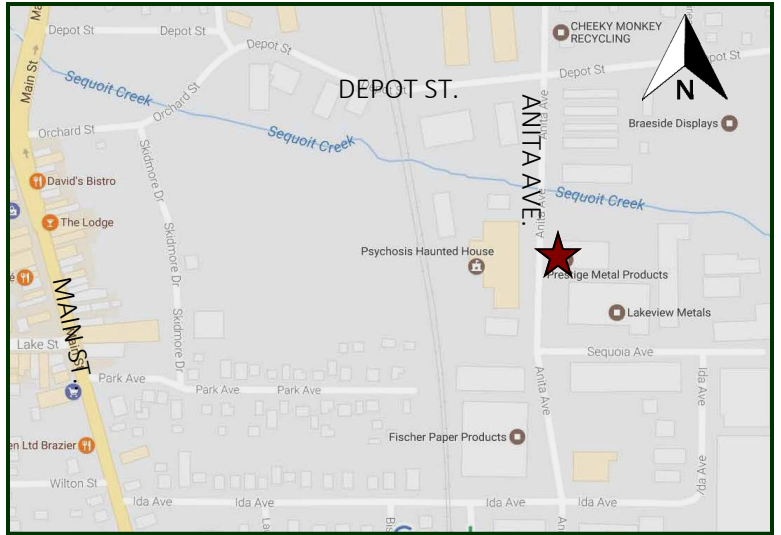
Located in the Antioch Industrial Park, home of low Lake County taxes, property is mainly block & brick construction and offers approximately 16,904 SF on the main floor and approx. 2,232 SF of office on the 2nd floor. Main warehouse used for manufacturing includes 10,000 LB overhead crane, reinforced 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.



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:	\$9,365.39 (2015) (49¢ psf)
Sale Price:	\$918,528 (\$48 psf)

LoopNet: 20166164

MLS: 09488398



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

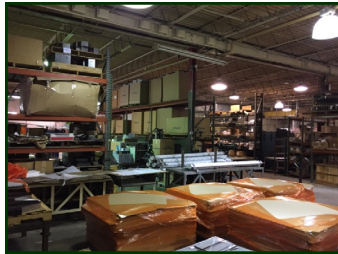
PIN: 02-08-405-009, 008, 004, 003

February 2, 2017

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Industrial
Commercial
Office
Land
Business

885 Anita Ave.
Antioch, IL 60002



Interior Loading Dock

10,000 LB Crane



Shop Area



Shop Area



Mezzanine



Office