

### 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. 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. Visit Premier Commercial Realty to see all our listings. \*Ask about special financing.

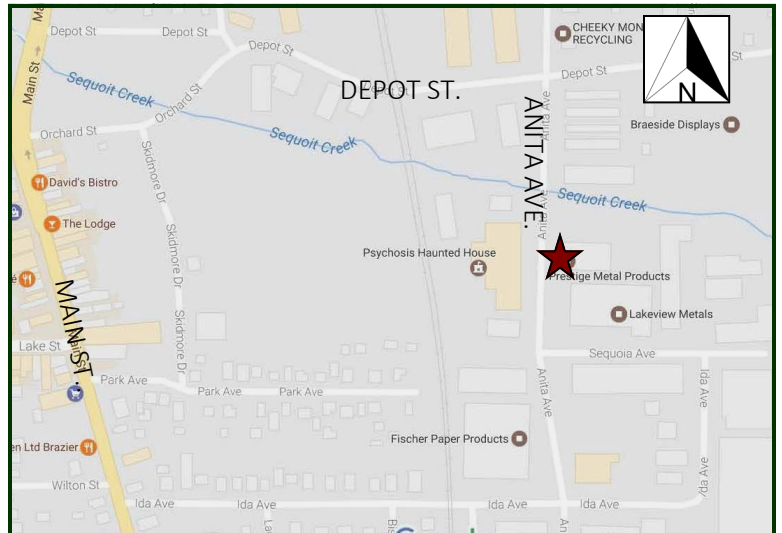
#### PROPERTY SPECIFICATIONS

|                     |  |
|---------------------|--|
| 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><br><b>\$645,000 (\$33.71 psf)</b> |



PRICE REDUCED

MLS: 09488398



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

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

April 5, 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.*

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Interior Loading Dock



Mezzanine



Shop Area



Office

