



INDUSTRIAL BUILDINGS

316 CEDAR & 1121 THIRD, CHILlicothe
5,694 SF (2 BUILDINGS) FOR SALE



316 W CEDAR ST



1121 N THIRD ST

- Two industrial buildings available for sale in Chillicothe, IL.
- Property sits on .48 acres.
- 3 ton 6000 lb jib hoist comes with property.
- 316 Cedar St is a 3,594 sq ft warehouse built in 1941.
- One 12'x12' overhead door in the front and one in the rear.
- Open warehouse space with 14.5' ceilings.
- Small office area in the rear of the building.
- New roof in 2017 with 40 year warranty.

- 1121 Third St is a 2,100 sq ft wide open warehouse built in 2001.
- In floor heat.
- 3 phase 400 amp 480 volt electrical service.
- Air compressor and air lines all stay in this building.
- 14.5' ceilings.
- 12'x10' and 12'x13' overhead doors.

WILL HAYES

E-MAIL: willhayes@josephcamper.com | CELL: 309-643-0717

TOM CAMPER

E-MAIL: tomcamper@josephcamper.com | CELL: 309-256-1020

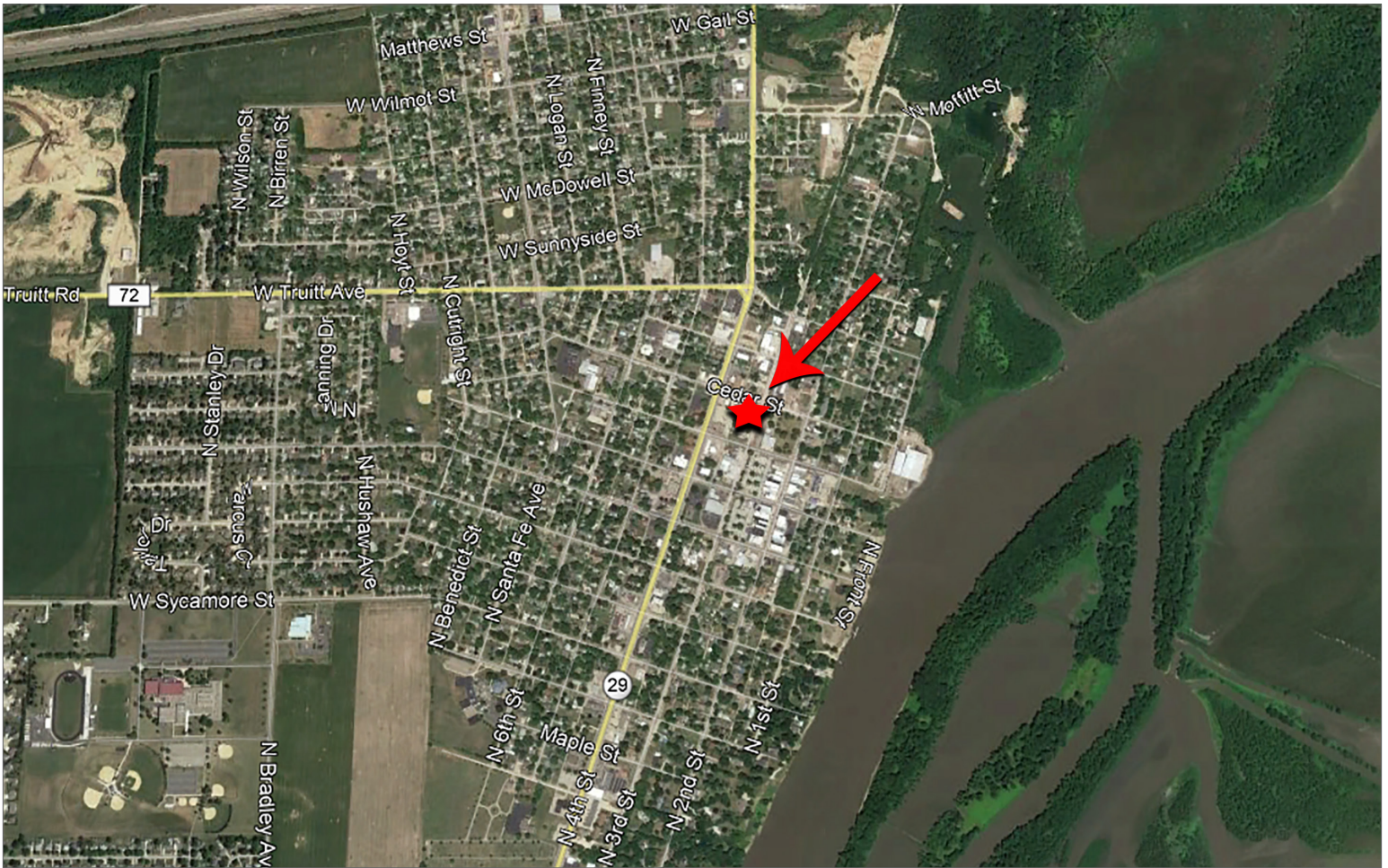


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PROPERTY DETAILS

| | |
|-------------------|---------------------------------------|
| PROPERTY TYPE | INDUSTRIAL |
| BUILDING SIZES | 3,594 SF 2,100 SF |
| ZONING | I-1 |
| LOT SIZE | .48 ACRES |
| DRIVE IN DOORS | 2 IN EACH BUILDING |
| YEAR BUILT | 316 CEDAR - 1941 1121 THIRD - 2001 |
| REAL ESTATE TAXES | \$4,356.80 (2017) |
| SALE PRICE | \$239,000 |



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