



- 5,375 sq ft warehouse/office for sale in Pioneer Park.
- Currently set up with 2,000 sq ft of warehouse, 2,025 sq ft of climate controlled finished shop space, and 1,350 sq ft of office.
- 2,025 sq ft middle area could be opened up to offer more warehouse.
- Office area includes a large reception area, two private offices, conference room, and some storage.
- Main warehouse area is approximately 40'x50' with a smaller 20'x18' area by overhead door.
- Easy access to Route 6.



**WILL HAYES**

E-MAIL: [willhayes@josephcamper.com](mailto:willhayes@josephcamper.com) | CELL: 309-643-0717





**PROPERTY DETAILS**

SQUARE FEET	5,375 SF
ZONING	I-1
LOT SIZE	.65 ACRES
YEAR BUILT	1983 ADDITION IN 2000
CEILING HEIGHT	11' - 12.5'
DRIVE IN DOORS	ONE 10' X 10'
ELECTRICAL	200 AMP
REAL ESTATE TAXES	\$6,495.48 (2017)
SALE PRICE	<del>\$249,000</del> \$239,000



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