

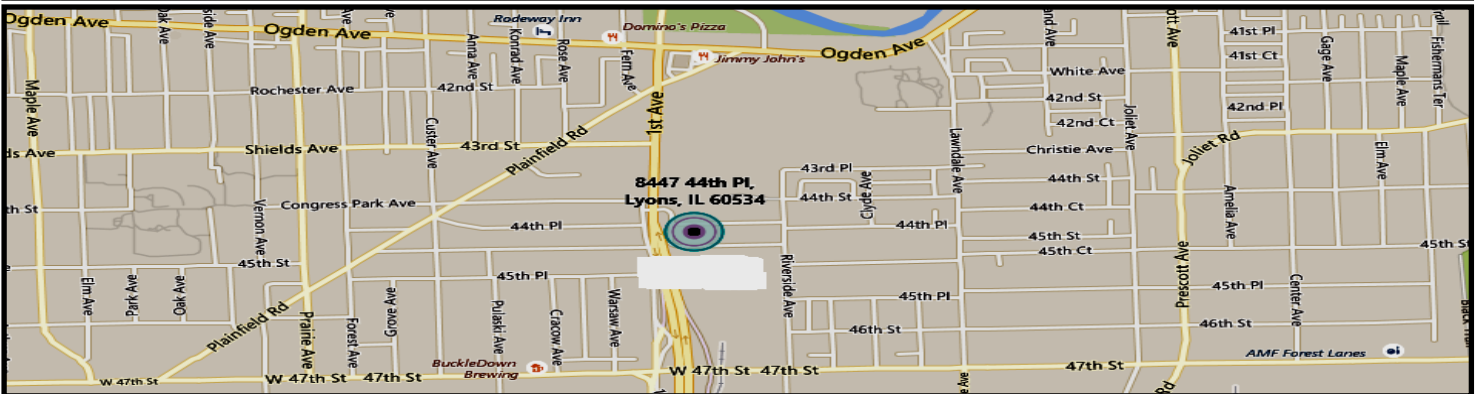
FOR SALE

2,500 Sq. Ft. Industrial Building

8447 W. 44th Place - Lyons, IL

SALE PRICE \$250,000

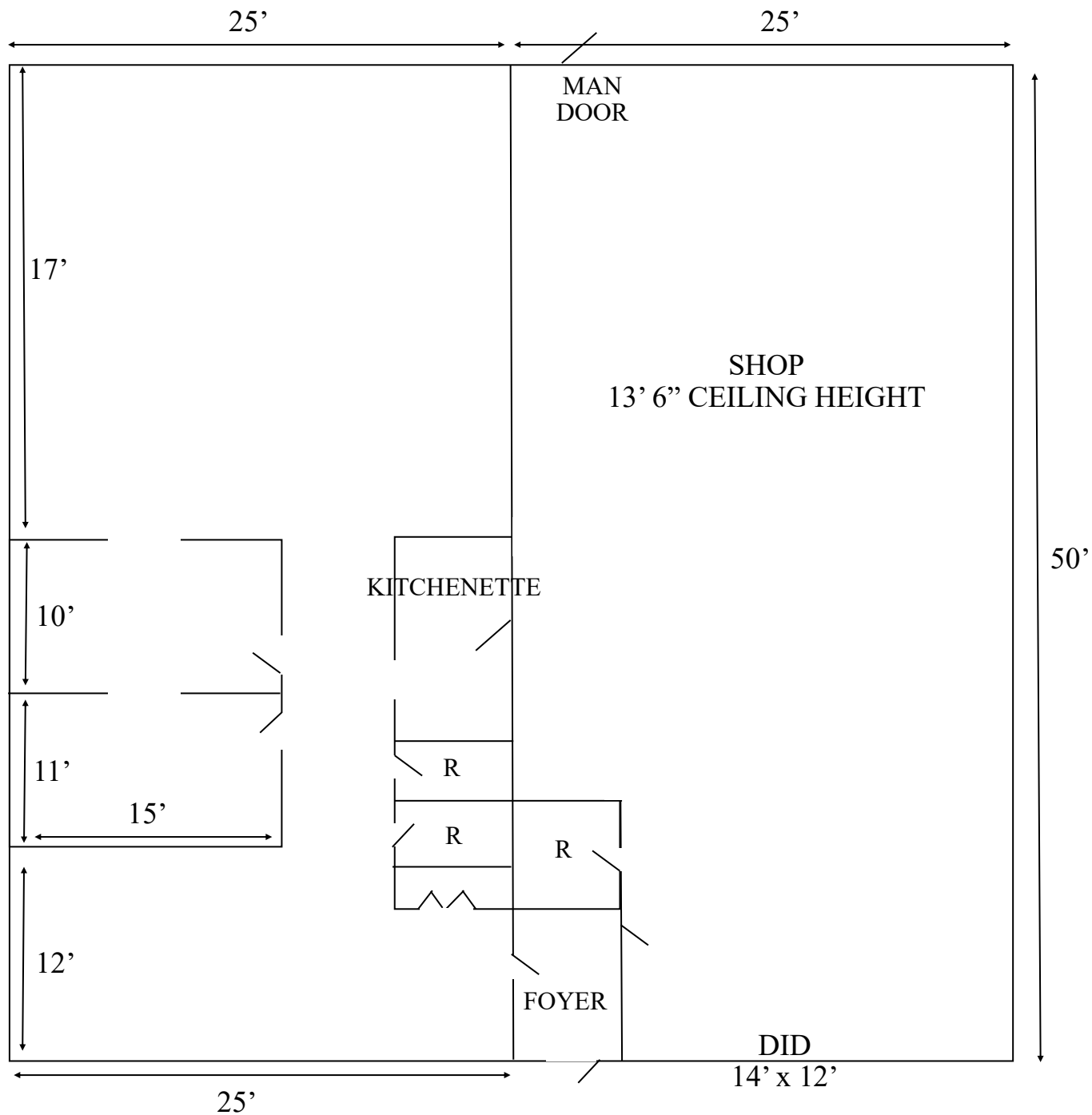
- Approx. 1,250 sq. ft. office space
 - 1970s masonry construction
 - Rooftop HVAC
 - Fenced yard
 - 14' x 12' drive in door w/electric opener
 - Floor drain
 - 13' 6" ceiling height
 - Lot size 5,100 sq. ft. (50' x 102')
 - Zoning I-1 Industrial
 - Immediate access to I55 @ 1st Ave.
 - 200 AMPs
 - Real estate taxes 2018 paid in 2019
- PIN #18-02-306-043**
\$12,249.88



Exclusively Offered by:
Daniel Chopp
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All information herein is from sources deemed reliable but not guaranteed accurate.
Subject to errors, omissions, and to change of price and terms, prior sale or lease, all without notice.

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NOTE: THIS DRAWING NOT TO SCALE.



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