

# 30846 N. HIGHWAY RT. 12

Volo, Illinois

## ±10 ACRE

Contractor Yard for Lease or Sale



### BUILDING SPECIFICATIONS:

**Location:** One mile SW of the intersection of Rt. 12 & Rt. 120, Volo Illinois

**Land Size:** ±10 Acres

**Zoning:** L1-Light Industrial

**Sewer & Water:** East side of Rt. 12 ±1,350' NE

- Buildings:**
1. A detached single family ranch style residence consists of a living room with fireplace, kitchen, dining room, three bedrooms and two full baths built over a partial basement with ±2,690 square feet of above grade living area. The master bedroom bath includes a Jacuzzi tub. The partial basement was finished with recreation room, bathroom, fireplace and has an outside entrance.
  2. The second building is a two-story frame office building consists of approximately 25% first floor office space and the remainder of the first floor is a large apartment which consists of a living room, kitchen, two bedrooms, full bath and laundry area. Second floor is used as an office, and has two large private offices, a conference room and open reception area, and a half bath. Total area is estimated at ±4,860 square feet.
  3. The third building has a small warehouse area including five separate bays with 14-foot overhead garage doors accessing each bay for a total estimated area of ±5,184 Square Feet.



	1 Mile	3 Miles	5 Miles
Population	1,367	21,076	79,151
Households	479	7,850	29,452
Avg. HHI	\$119,059	\$93,978	\$89,079
Daytime Employees	888	7,079	21,010

# 30846 N. HIGHWAY RT. 12

Volo, Illinois

# ±10 ACRE

Contractor Yard for Lease or Sale

## AERIAL



9450 W. BRYN MAWR AVENUE, SUITE 550  
ROSEMONT, ILLINOIS 60018  
MAIN | (773) 355-3000  
[WWW.LEE-ASSOCIATES.COM](http://WWW.LEE-ASSOCIATES.COM)

FOR MORE INFORMATION:

**A. RICK SCARDINO**  
Principal  
(773) 355-3040 direct  
[rscardino@lee-associates.com](mailto:rscardino@lee-associates.com)

**30846 N. HIGHWAY RT. 12**

Volo, Illinois

**±10 ACRE**

Contractor Yard for Lease or Sale



**WELL APPOINTED RANCH SINGLE FAMILY HOME**



**RESIDENTIAL FRONT YARD  
CURB CUT ACCESS DRIVE OFF OF RT. 12**

**30846 N. HIGHWAY RT. 12**

Volo, Illinois

**±10 ACRE**

Contractor Yard for Lease or Sale



**ALL PART OF KANZLER 10 ACRE CONTRACT YARD - VOLO  
RAND ROAD FRONTAGE**



**TWO STORY OFFICE BUILDING**

**SINGLE FAMILY HOME**

30846 N. HIGHWAY RT. 12

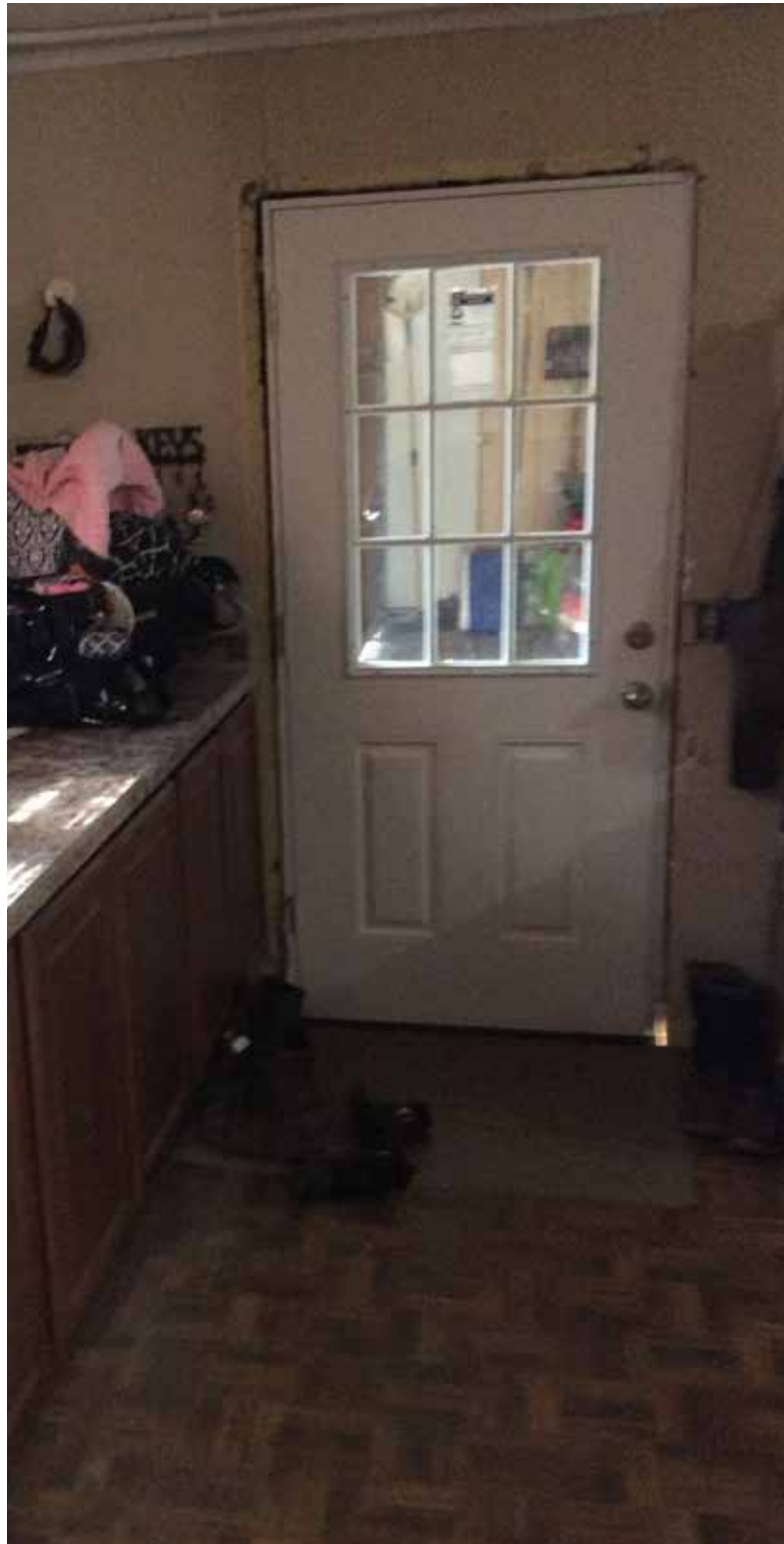
Volo, Illinois

±10 ACRE

Contractor Yard for Lease or Sale



**FRONT FOYER**



**MUD ROOM ENTRANCE**

**30846 N. HIGHWAY RT. 12**

Volo, Illinois

**±10 ACRE**

Contractor Yard for Lease or Sale



**RESIDENTIAL KITCHEN**



**MASTER BEDROOM**



**MASTER BATH**



**BEDROOM/NURSERY**



**LEE & ASSOCIATES**

9450 W. BRYN MAWR AVENUE, SUITE 550  
ROSEMONT, ILLINOIS 60018  
MAIN | (773) 355-3000

COMMERCIAL REAL ESTATE SERVICES

[WWW.LEE-ASSOCIATES.COM](http://WWW.LEE-ASSOCIATES.COM)

FOR MORE INFORMATION:

**A. RICK SCARDINO**

Principal

(773) 355-3040 direct

[rscardino@lee-associates.com](mailto:rscardino@lee-associates.com)

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.

30846 N. HIGHWAY RT. 12

Volo, Illinois

±10 ACRE

Contractor Yard for Lease or Sale



**5 BAY GARAGE/SHOP BUILDING**



9450 W. BRYN MAWR AVENUE, SUITE 550  
ROSEMONT, ILLINOIS 60018  
MAIN | (773) 355-3000  
[WWW.LEE-ASSOCIATES.COM](http://WWW.LEE-ASSOCIATES.COM)

COMMERCIAL REAL ESTATE SERVICES

FOR MORE INFORMATION:

**A. RICK SCARDINO**

Principal

(773) 355-3040 direct

[rscardino@lee-associates.com](mailto:rscardino@lee-associates.com)

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.

**30846 N. HIGHWAY RT. 12**

Volo, Illinois

**±10 ACRE**

Contractor Yard for Lease or Sale



**TWO STORY OFFICE BUILDING**



**5 BAY SHOP BUILDING**

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

9450 W. BRYN MAWR AVENUE, SUITE 550  
ROSEMONT, ILLINOIS 60018  
MAIN | (773) 355-3000  
[WWW.LEE-ASSOCIATES.COM](http://WWW.LEE-ASSOCIATES.COM)

FOR MORE INFORMATION:

**A. RICK SCARDINO**  
Principal  
(773) 355-3040 direct  
[rscardino@lee-associates.com](mailto:rscardino@lee-associates.com)

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.