

AVAILABLE FOR SALE / LEASE

LOCATED IN AN ENTERPRISE ZONE AND TIF DISTRICT

3300 21ST STREET ZION, IL



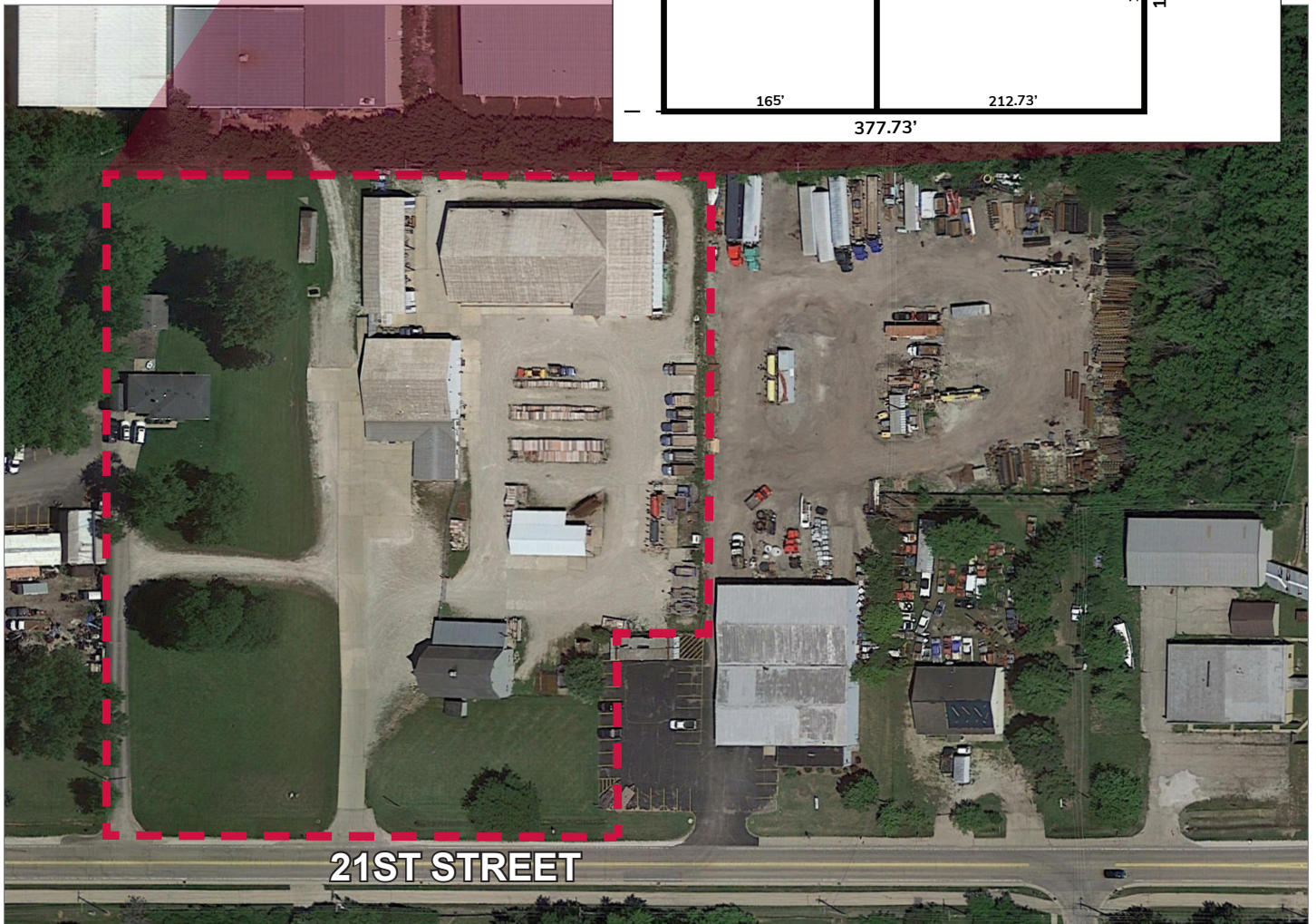
CLICK TO PLAY DRONE VIDEO

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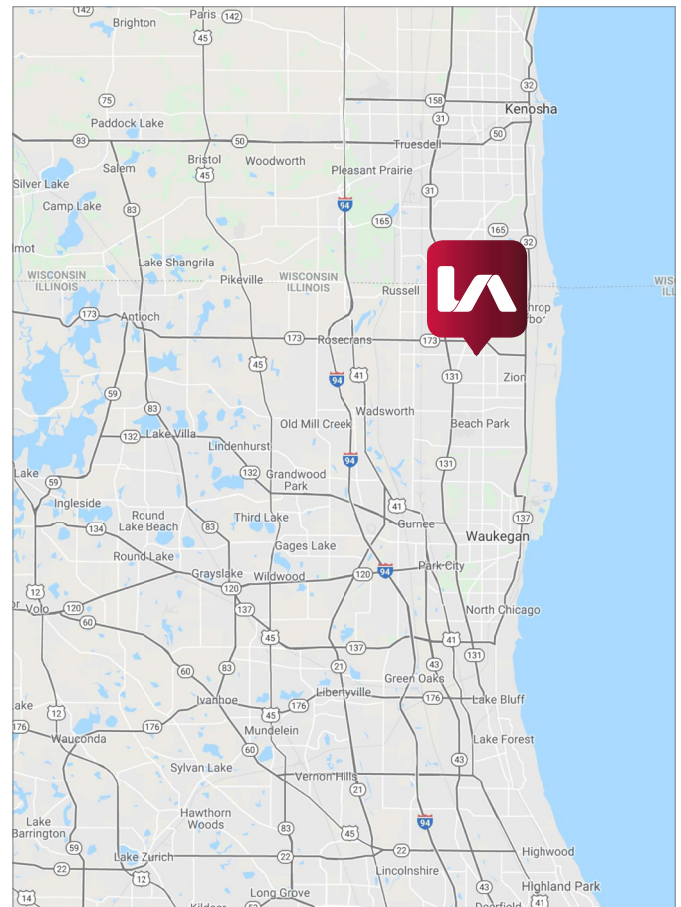
ZION, IL 60099





BUILDING SPECIFICATIONS:

| | |
|-------------------------------------|--|
| TOTAL BUILDING SF: | 17,254 SF |
| MAIN BUILDING: | <ul style="list-style-type: none"> » 5,734 SF » Office – 1,894 SF » 14' x 14' DID » Radiant heat in warehouse » Simple exterior dock |
| MECHANIC / STORAGE BUILDING: | <ul style="list-style-type: none"> » 11,520 SF Total » Broken into 3 sections » 5 - 14' x 14' DID » 2 - 20' x 14' DID |
| LAND SIZE: | ±5 Acres |
| POWER: | 800 Amps / 480 Volts |
| TAXES: | \$38,828 (2018) |
| SALE PRICE: | \$2,000,000 |
| LEASE RATE: | Subject to Offer |
| COMMENTS: | <ul style="list-style-type: none"> » Outside storage allowed » Easy access to I-294 and Highway 41 » Two Bulk Storage Sheds on-site (3,400 SF) » Barn on-site (2,030 SF) » Single family home on-site » City sewer / private well » Two 2,500 gallon fuel tanks |



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