



BURCH KISER REAL ESTATE, LLC

Commercial & Industrial Real Estate
Brokerage / Management Services
www.jamesburch.com

Baxton

1450 W. Ottawa St.

Property For: **Sale or Lease**



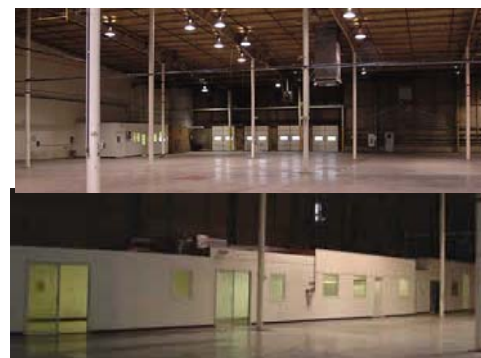
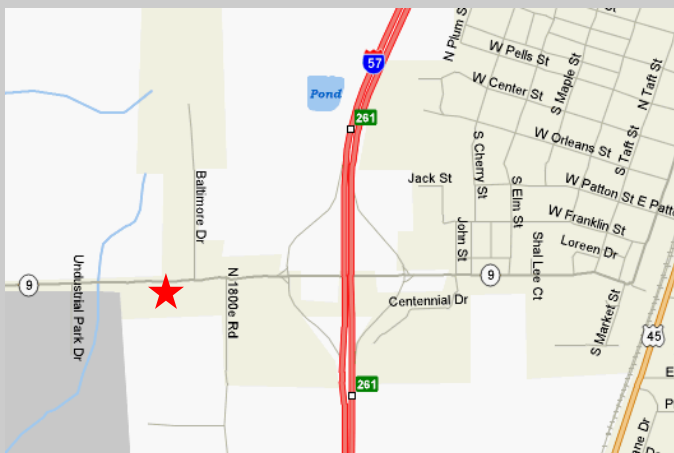
DESCRIPTION

Conveniently located at the intersection of Rt. 9 and Interstate 57, the site is approximately 112 miles to Chicago, IL, 177 miles to St. Louis, MO, and 140 miles to Indianapolis, IN.

Fire sprinkler system installed. Warehouse is well-insulated, heated with radiant heat, and the South half is air-conditioned. Features a paint booth. All city utilities are available.

SPECIFICATIONS

- Building Size:** 120,000 sq. ft. (200' x 600')
- Divisible into two 60,000 Sq. Ft. spaces**
- Office Space:** +-3,200 sq. ft.
- Outbuilding:** 768 sq. ft.
- Ceiling Height:** 24'
- Dock Doors:** 8
- Zoned:** Industrial
- Price:** \$3.50 per sq. ft. NNN plus utilities
- Sale:** Owner would consider selling.



MORE INFORMATION?

For additional information, please contact James Burch or John Kiser at **217-359-8333**. Burch Kiser Real Estate is the agent for, and therefore represents, the Lessor.