



JAMES BURCH

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

Property For: **Sale / Lease**



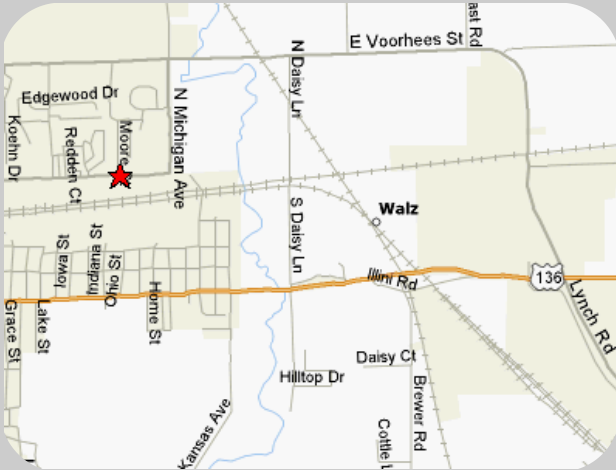
DESCRIPTION

Office building has 4 office spaces, reception area, kitchenette, and full bathroom with shower. Warehouse buildings have overhead doors and loading docks and are insulated and heated. Great for fabrication shop or storage. There is a fence around the production area.

SPECIFICATIONS

- Office Building:** 1,536 sq. ft.
- Production Building 1:** 10,000 sq. ft.
- Production Building 2:** 8,000 sq. ft.
- Lot Size:** 5.74 Acres
- Zoned:** I-1
- Lease Price:** \$2.00 / sq. ft. NNN
- Sale Price:** \$175,000

MAP



MORE INFORMATION?

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