



BURCH KISER REAL ESTATE, LLC

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

Hoopeston

325 S. Dixie (Rt. 1)

Property For: **Sale**



DESCRIPTION

- Flexible Industrial Building
 - TIF District
 - (1) Dock High Door
 - (3) Drive-In Doors
 - Floors 12" Reinforced Concrete
 - Ceiling Height 18' in Masonry Section
 - Ceiling Height 24' in Metal Section
 - Sprinkler System
- Hoopeston Population 5,965 (2000 Census)

Distance to:

- Chicago75 MI
- Danville.....25 MI
- Champaign.....45 MI
- West Lafayette.....40 MI
- I-74.....25 MI
- I-57.....22 MI
- I-80.....50 MI
- I-65.....40 MI

SPECIFICATIONS

Building Size:	105,590 Sq. Ft.
	Masonry: 73,270 Sq. Ft.
	Metal: 32,320 Sq. Ft.
Office Space:	8,000 Sq. Ft. on 2 Floors
Lot Size:	3.99 AC
Zoned:	I-1 Industrial
Electric:	3,000 AMP at 480 VOLT
City Sewer and Water	
High Speed Internet	
PIN #:	03-11-301-002-0080 Vermilion County
RE Taxes:	\$ 8,008.02 (2006 pay 2007)
Sale Price:	\$750,000

Terms Available For Qualified Buyer

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.

