



JAMES BURCH

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

Property For: **Lease**

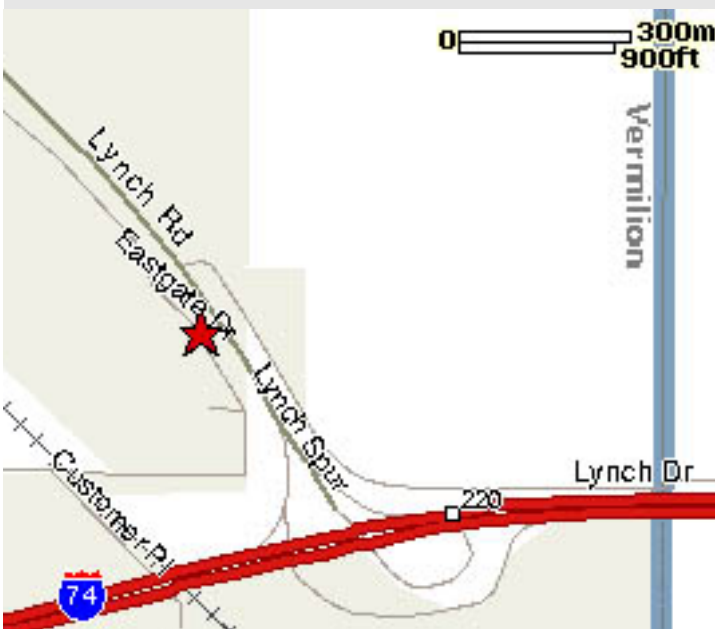


LEASED

DESCRIPTION

Flexible Freight Cross Dock Facility with 12 dock doors (6 doors on each side) conveniently located just off the I-74/ Lynch Rd. exit (See Map below). This property features ample truck parking with Dolly Pads on both sides of the building.

MAP



SPECIFICATIONS

- Lot Size:** 368.5' (Street Frontage) x 254'
- Building Size:** 5,000 Sq.Ft. (50'x100')
Office: 1250 Sq.Ft.
Dock Area: 3750 Sq.Ft.
- R/E:** \$3,959.36 (1998 payable 1999)
- PIN:** 23-12-451-031-0060
Tract DOL 4282
- Price:** \$2,200 per month NNN
- Sale Price:** \$225,000.00

MORE INFORMATION?

For additional information, please contact James Burch, John Kiser, or Nathan Butcher at **217-359-8333**. James Burch Realty is the agent for and therefore represents the Seller.