



## DESCRIPTION

The property is approximately 17.36 acres located in Tuscola, IL, in the Central/Eastern section of the state. Approximately 61,000 square feet is under roof. The facilities currently serve four basic functions: fabrication, storage, distribution, and administration.

### SPECIFICATIONS

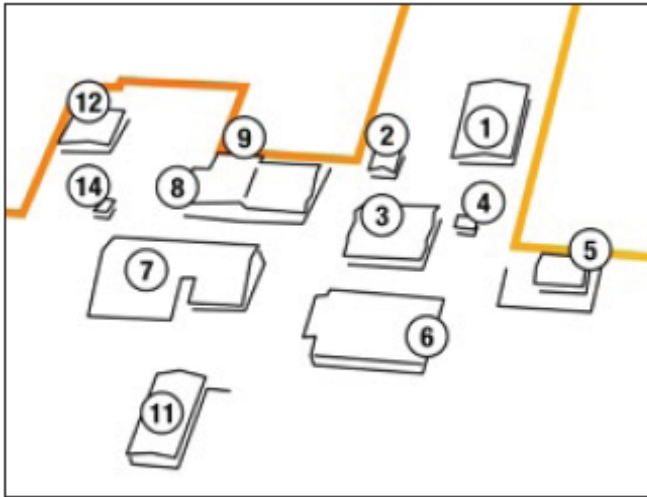
<b>Lot Size:</b>	17.36 Acres (Approx)
<b>Buildings:</b>	12
<b>Price:</b>	\$1,300,000

Property lines have recently changed.  
Taxes and permanent index numbers are pending.



Please see reverse side for details of Improvements ▶ ▶

# ...Built Improvements



## 7 Fabrication Shop



**Size:** 52' x 154'  
(8,008 sq. ft.)  
**2-Sty Lean-to:**  
40' x 80'  
(3,200 sq. ft.)  
**Attached Office Trailer:**  
10' x 60'  
(600 sq. ft.)

- 2 x 6 Ton OH Cranes
- 1 x 10 Ton OH Crane

## 8 Fabrication Shop



**Size:** 30'x60'  
(1,800 sq. ft.)  
**Attached Shop:**  
48' x 60'  
(2,880 sq. ft.)

- 1 x 8 Ton OH Crane
- 1 x 10 Ton OH Crane

## 9 Fabrication Shop Quonset



**Size:** 40' x 80'  
(3,200 sq. ft.)  
**Lean-to:**  
30' x 40'  
(1,200 sq. ft.)  
**Addition:**  
40' x 60'  
(2,400 sq. ft.)

- 3 x 3 Ton OH Cranes

## 11 Tool Warehouse



**Size:** 48' x 102'  
(4,896 sq. ft.)  
**Storage Trailers:**  
8' wide on both  
sides of bldg.

## 12 Electrical Warehouse



**Size:** 40' x 60'  
(2,400 sq. ft.)

## 14 Electrical Feed #2

**Size:** 15' x 15' (225 sq. ft.)

## 1 Office Building



**Size:** 60'x120'  
(7,200 sq. ft.)

## 2 Electrical Feed #1



**Size:** 30'x40'  
(1,200 sq. ft.)

## 3 Carpenter Shop



**Size:** 90'x100'  
(9,000 sq. ft.)

## 4 Storage Shed

**Size:** 20'x25' (500 sq. ft.)

## 5 Open Sandblasting

**Size:** 40'x40' (1,600 sq. ft.)

## 6 Paint & Machine Shop



**Size:** 60' x 120'  
(7,200 sq. ft.)  
**Attached Lean-to:**  
30' x 120'  
(3,600 sq. ft.)

### 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.