

Industrial Building w/ 22.33 Acres

535 S Simmons St Stockton, IL 61085

For Sale

MLS #11790744

INDUSTRIAL

VIEW VIDEO



INDUSTRIAL BLDG W/ 22.33 ACRES

\$1,095,000 (BUILDING AND 22.33 AC)

7,464 SF INDUSTRIAL BUILDING on 2.42 ACRES PLUS 19.91 ACRES

7,464 SF Midwest brand pre-engineered steel building on total of 22.33 acres zoned Industrial.

Previously used as a stainless steel welding school (equipment being sold separately). 20' ceilings, dock, 2 DID's (14x16 and 14x14), 200 amp 3 phase power, hot water/radiant floor heat. 2 12x45' trailers attached to the building: one used as classroom for the welding school, the other used for storage. 720 SF of office with 2 baths (1 with shower). **Building on approx. 2.42 acres can be sold separately for \$500,000 (\$66.99 psf).**

Gravel parking lot can accommodate 30 trailers. Located in an Opportunity Zone and in a TIF District. City water and sewer. The additional acreage can be developed into industrial lots or used as outdoor storage for machinery, equipment, trucks, trailers, or materials. See drone video:

Specifications

Land Size:	22.33 Acres (2.42 AC and 19.91 AC)
Building Size:	7,464 SF
Year Built:	2000
Office Size:	720 SF
HVAC System:	HW Radiant (floor)
Electrical:	200 amp 3 Phase
Washrooms:	2 (1 w/shower)
Ceiling Height:	20 ft
Parking:	80,000 LB 6" Grave
DID's:	2- 14'x14' & 16'x14'
Sewer/Water:	City
Floor Drains:	Trench
Zoning:	IG
Taxes:	\$6,015.70 (2022)

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