

2604 N Chapel Hill Rd
Johnsburg, IL 60051

For Sale
Or Lease

MLS #11921415

INDUSTRIAL



INDUSTRIAL FLEX 6,400 SF TOTAL

SALE: \$399,000

LEASE: \$3,675/MO. \$6.89 PSF (MG)

INDUSTRIAL FLEX
4,800 SF FLEX BLDG.
1,600 SF POLE BUILDING

Two building industrial flex with monument signage on 1.43 acres. Formerly home to Radicom and Gencom. Antenna stays with the property. Ideal for small contractor.

Building 1 is 4,800 SF masonry with 3,200 SF office and 1,600 SF of warehouse with 3 DID's (1-12x12 and 2- 10x10).

Building 2 is a 1,600 SF unheated pole building with concrete floor and 3 DID's (1-12x14 and 2-12x12).

SBA financing available with 10% down.

Specifications

Land Size:	1.43 AC	62,290 SF
Year Built:		1935
Office Size:		3,200 SF
HVAC System:		GFA/ Central Air
Electrical:		200 amp
Sprinklers:		No
Washrooms:		2
Ceiling Height:		13 - 17 ft
Parking:		Common / Private Lot
DID's:	(6) 2-10x10, 3- 12x12, 1- 12x14	
Sewer/Water:		Septic/Well
Zoning:		I-1 Johnsburg
Taxes:		\$11,002.00 (2022)
PIN #:		10-19-176-008

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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

PREMIER
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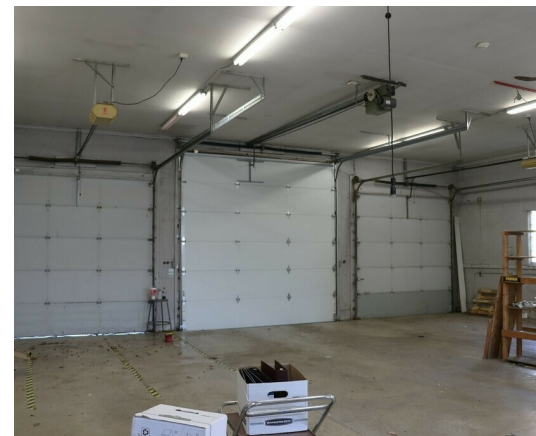
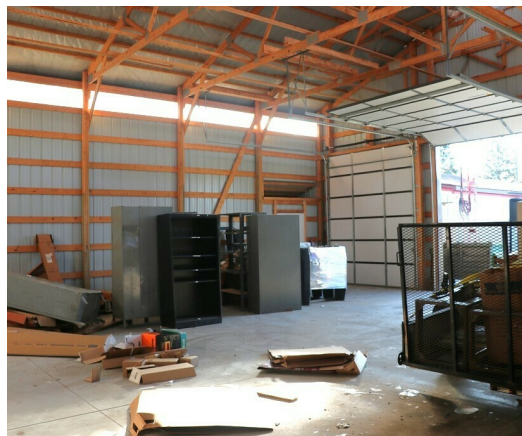
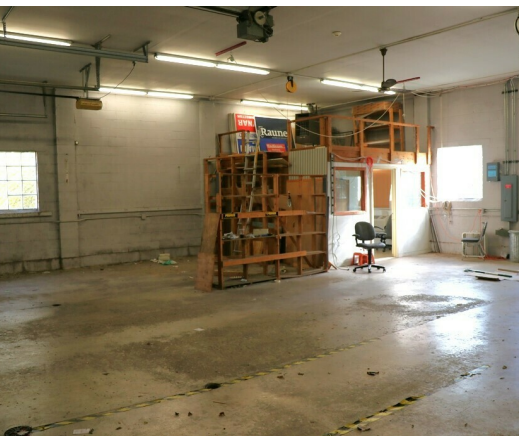
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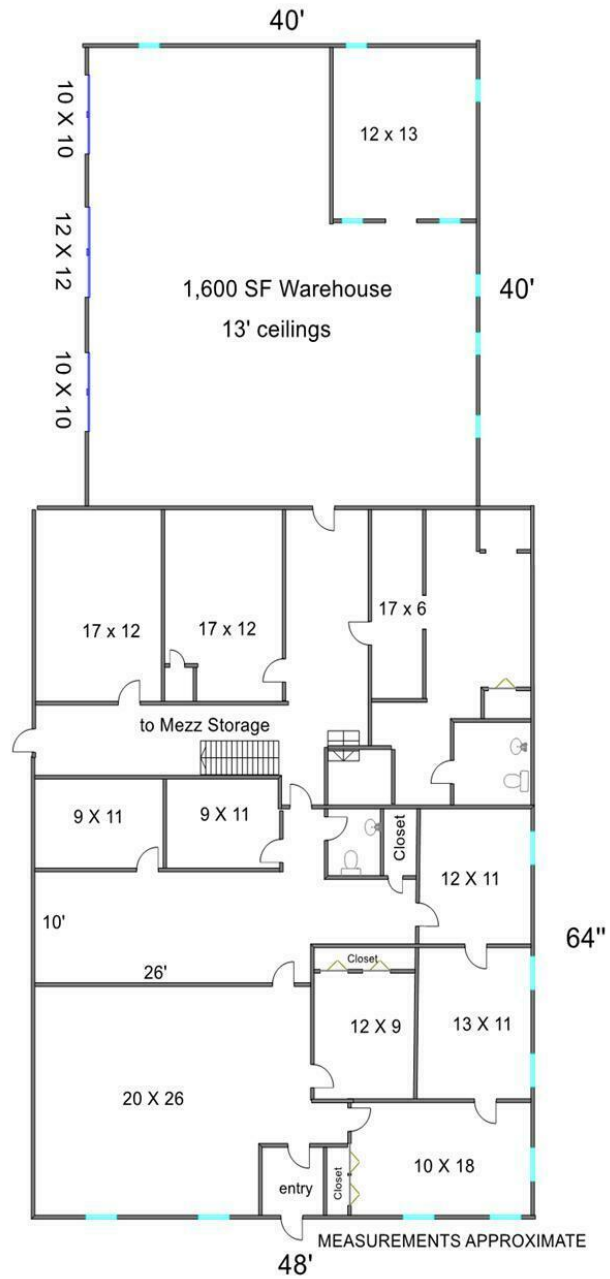
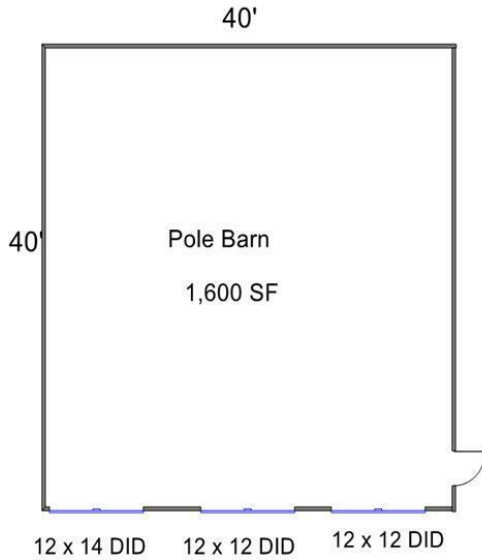
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