

Industrial Building w/ 22.33 Acres

535 S Simmons St Stockton, IL 61085
(Jo Daviess County)

For Sale

MLS #11790744

INDUSTRIAL

VIEW VIDEO



INDUSTRIAL BLDG. W/ 22.33 ACRES

\$995,000 (BLDG. & 22.33 AC) OR \$475,000 (BLDG. & 2.42 AC)

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

PRICE REDUCED. 7,464 SF Midwest brand pre-engineered steel building on a 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 (14'x16' and 14'x14'), 200 amp 3 phase power, hot water/radiant floor heat. E 12'x45' 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 w/shower).

Building on approx. 2.42 acres can be sold separately for \$475,000 (\$63.64 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
Year Built:	2000
Building Size:	7,464 SF/ 720 SF Office
HVAC System:	HW Radiant (floor)
Electrical:	200 amp 3 Phase
Washrooms:	2 (1 w/shower)
Floor Drains:	Trench
Ceiling Height:	20 ft
Parking:	80,000 LB 6" Grave;
DID's:	(2) 14x14 & 16x14
Sewer/Water:	City
Zoning:	IG
Taxes:	\$6,948.36 (2023)
PIN #:	17-001-162-06 17-002-172-00

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www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

Senior Broker
Bruce Kaplan

BruceK@PremierCommercialRealty.com
O: 847.854.2300 xx20 C: 847.507.1759

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