

# 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

**\$995,000 (BLDG. & 22.33 AC)**

**\$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. 20' ceilings, dock, 2 DID's (14'x16' and 14'x14'), 200 amp 3 phase power, hot water/radiant floor heat. (2) 12'x45' trailers attached to the building: one was used as classroom for the welding school, the other used for storage. 720 SF of office with 2 baths (1 w/shower). Both are heated and air conditioned.

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. 8" water line in front of building, 80,000 LB driveway and roads, natural gas to the building. 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 / Office 720 SF
HVAC System:	Gas Boiler HW Radiant (floor)
Electrical:	200 amp 3 Phase
Washrooms:	2 ( 1 w/shower)
Ceiling Height:	20 ft
Parking:	80,000 LB 6" Gravel
Floor Drains:	Trench
DID's:	(2) 14x14 & 16x14
Dock:	Yes
Zoning:	IG
Taxes:	\$6,948.36 (2023)
PIN #:	17-001-162-06 17-002-172-00

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