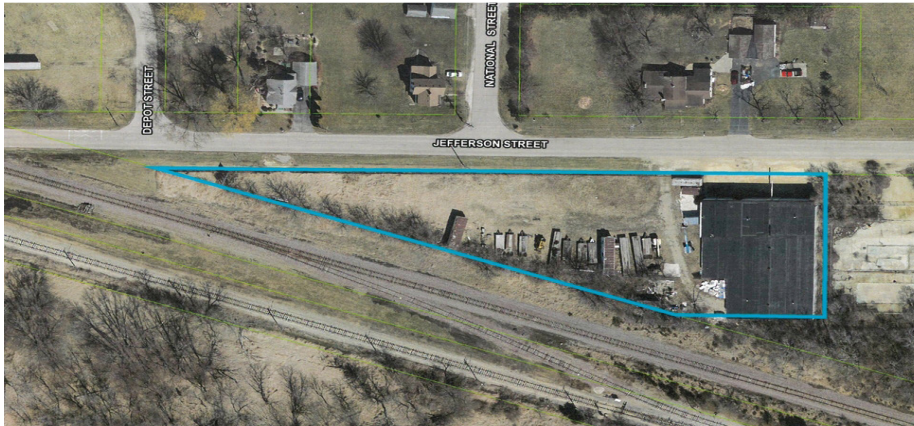


# 17455 JEFFERSON ST. UNION, IL 60180

# FOR SALE

MLS # 11166823

July 28, 2021



## INDUSTRIAL BUILDING 14,100 SF

## \$330,000 (\$23.40 psf)

### DESCRIPTION

**INDUSTRIAL BUILDING  
FENCED YARD  
Bank Owned**

14,100 SF industrial building on approximately 2 acres. Property features a fenced in yard, ideal for outside storage. The building has approx. 2,000 SF of office spread out between two floors, along with some finishing areas in the warehouse. 10'-14' clear span ceiling along with a truck dock and 12x12 DID. The building has a unique outside metal storage structure (in addition to the 14,100 SF) that is up against the west side of the building with a concrete pad and two 12x15 doors, great for material or equipment storage. Site is ideal for contractors, storage facilities or other warehouse type businesses. Price recently reduced by \$145,000. Bank owned.

### SPECIFICATIONS

|                |                            |
|----------------|----------------------------|
| Building Size  | 14,100 SF                  |
| Land Size      | 2 AC                       |
| Environmental  | TBA                        |
| Year Built     | 1950                       |
| Office         | 2,000 SF                   |
| HVAC System    | GFA / Central Air (office) |
| Electrical     | TBD                        |
| Sprinkled      | no                         |
| Washrooms      | 2                          |
| Ceiling Height | 10' - 14' FT               |
| Parking        | 100+                       |
| DID's          | 1 12x12 and 1 Dock         |
| Floor Drains   | No                         |
| Sewer/Water    | City                       |
| Zoning         | B2                         |
| RE Taxes       | \$7,784.96 (2020)          |
| PIN Number     | 17-04-400-001              |

*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.*

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- Land
- Business

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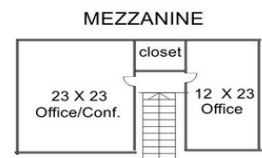
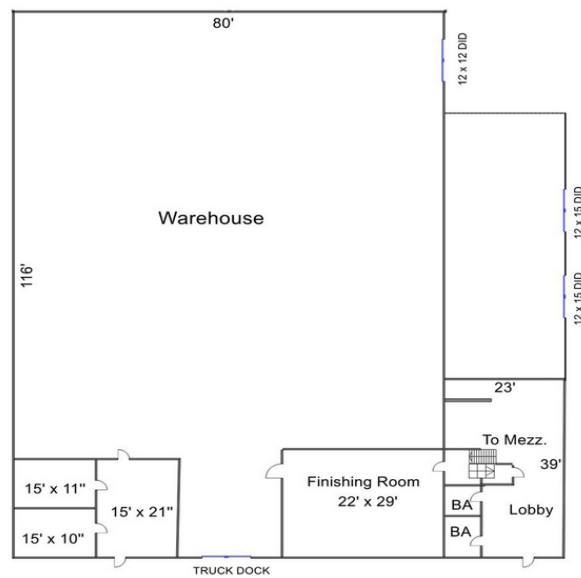
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Measurements Approximate

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