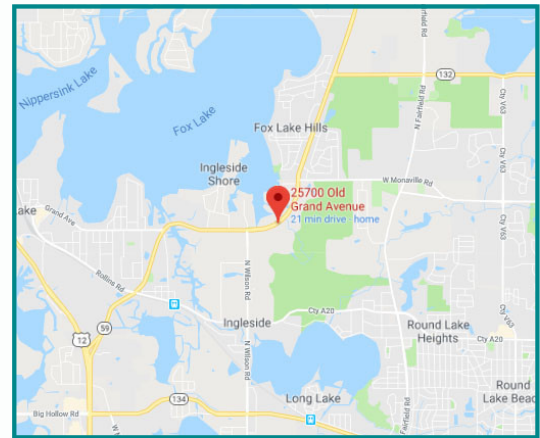


INDUSTRIAL

FOR SALE – 10,624 SQ. FT. FLEX BUILDING
25700 W. OLD GRAND AVE., INGLESIDE, IL



- **Availability:** 10,624 Sq. Ft.
- **Building Size:** 10,624 Sq. Ft.
- **Office Area:** 6,190 Sq. Ft.
- **Land Area:** 4.57 Acres
- **Description:** Masonry - Brick
- **Year Built:** 2004
- **Drive In Doors:** Two (2) 12'x14' Grade Level Doors
- **Parking:** 24 parking spaces and 2 handicapped
- **Ceiling Height:** 18.5' Clear
- **Sprinklers:** None - Smoke Detectors Installed
- **Power:** 400 Amp @ 277/480V 3 Phase, 4 Wire
- **Heat:** Office - HVAC and Garage/Shop - Radiant
- **Real Estate Taxes:** Not Applicable - Taxes will be assessed to new owner
- **Sale Price:** Price Reduction - \$1,030,528 (\$97 per Sq. Ft.)
- **Remarks:** Hybrid facility for many potential uses such as office, training, assembly, distribution, automotive, engineering and testing operations. Possible building expansion up to 2,100 Sq. Ft. and parking expansion.



Above information is subject to verification and no liability for errors or omissions is assumed. Prices subject to change and listing may be withdrawn without notice.



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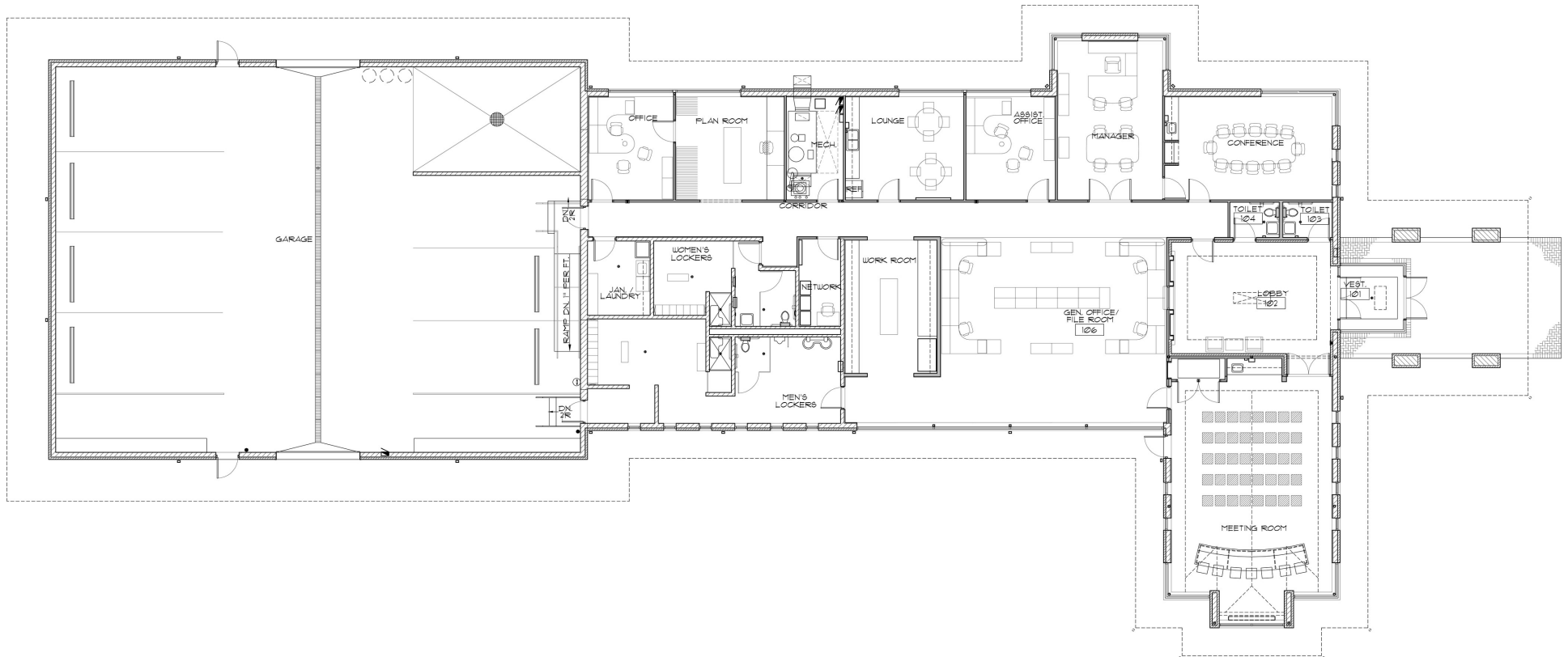


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BUILDING PLAN

25700 W. Old Grand Avenue, Ingleside, Illinois



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