

COMMERCIAL	OFFICE/WAREHOUSE	INDUSTRIAL
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J. C. FORNEY & REALTY INC

**3200 16TH ST.
ZION, IL 60099**

BUILDING SIZE: 12000 SQ.FT

BUILDING TYPE: INDUSTRIAL

BUILDING CONSTRUCTION: METAL & MASONRY

LOT SIZE: 200X520.

OFFICE AREA: 2000 SQ. FT.

CEILING HEIGHT: 12' TO 18' VARIES

POWER: 220/480 AMP 3 PHASE

HVAC: AIR IN OFFICE & 5000/ OF BLDG. (PART OF WAREHOUSE)

PARKING: 25-40

SPRINKLERED: NONE

BASE RENT: \$5.00 SQ.FT.NET

PURCHASE PRICE: \$595,000.00

REAL ESTATE TAXES: 2008 \$14,342

CONTACT: EDGAR PIGG

COMMENTS: OLDER BUT SUBSTANTIAL INDUSTRIAL BUILDING. HEAVY UTILITIES, SUITABLE FOR FOOD INDUSTRY. OFFICE AND ½ OF INDUSTRIAL SECTION ARE AIR CONDITIONED. MOST RECENTLY USED FOR CANDY MANUFACTURING. LAKE WATER.

DIRECTIONS:IN ZION NORTH ON LEWIS AVE. TO 16TH ST. WEST ON 16TH ST TO 3200 BUILDING ON NORTH SIDE OF 16TH ST.

All information herein is subject to errors, omissions, and to change in price, general information, and terms all without notice.

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