

**INDUSTRIAL
BUILDING
FOR SALE
OR LEASE**

**±65,000 SF
ON ±22 AC**

Newer
Precast
Construction

Expansion
Opportunities



TRANSWESTERN

REAL ESTATE
SERVICES

3905 ROUTE 173

Zion, IL 60099

[Property Website](#)

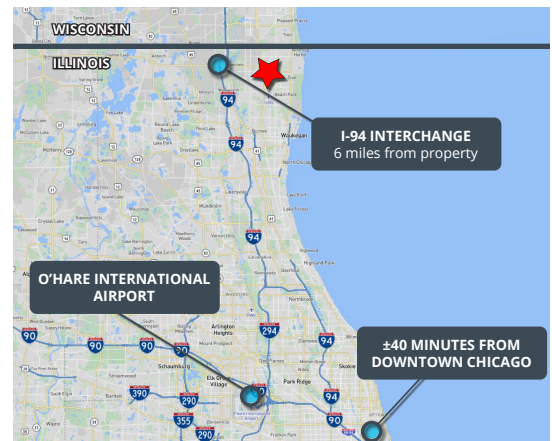


Specifications:

- Building Size: ±65,000 SF
- Land Area: ±22 AC
- Office Size: To Be Determined
- Mezzanine Area: ±10,000 SF
- Ceiling Height: ±22'
- Loading: 3 Ext Docks / 1 DID
- Power: 1600A
- Parking: Ample
- Year Built: 1995
- Construction: Precast Concrete
- **Lease Rate: Subject to Offer**
- **Sale Price: \$4,500,000.00**

Highlights:

- Hard-to-find manufacturing facility on large land site
- ±10,000 SF mezzanine area not included in total building size
- New LED lights throughout
- Low Lake County taxes
- Located in TIF district
- Zoned for commercial and industrial development
- Land area is graded and fenced
- Corner site at a highly visible and lighted intersection
- Convenient location with private drive from Route 173



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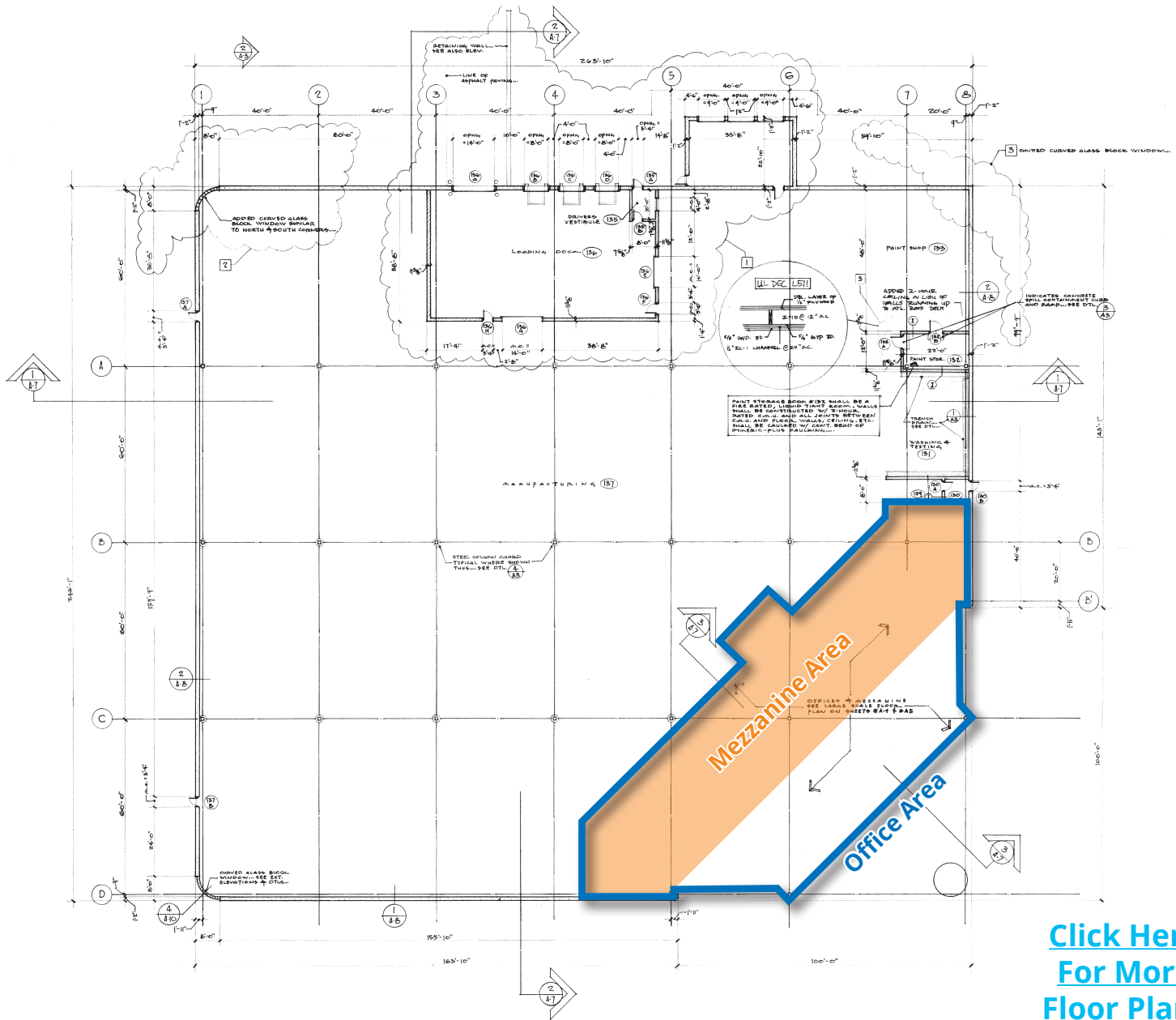
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Building Plan



[Click Here
For More
Floor Plans](#)

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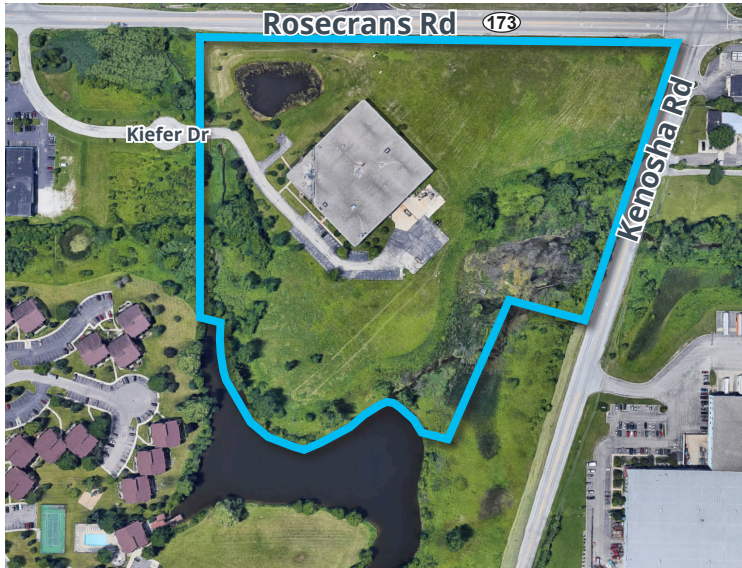
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Aerial Photos



Loading Access



Private Gated Drive



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Interior Photos



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