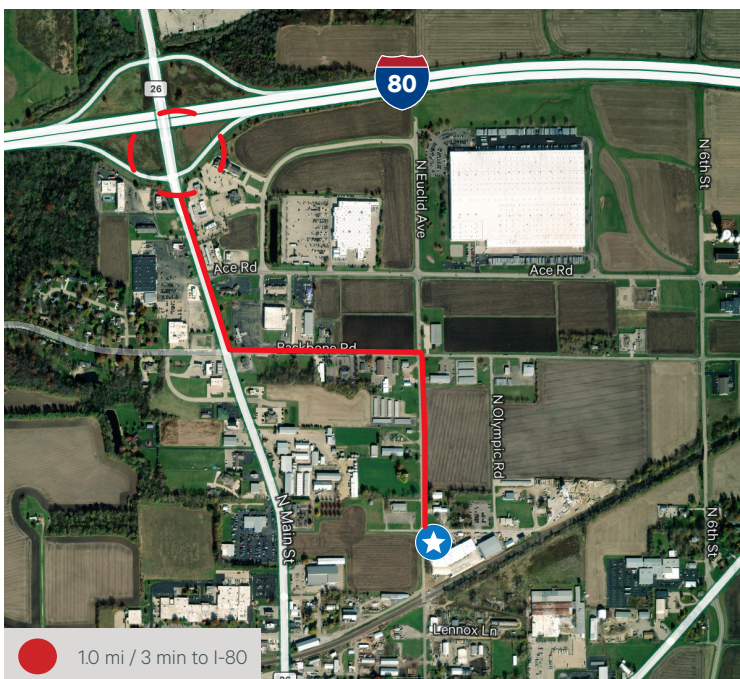


1301 N Euclid Avenue Princeton, Illinois

136,529 SF Available | With Outside Storage and Potential for Rail Service



Property Specifications

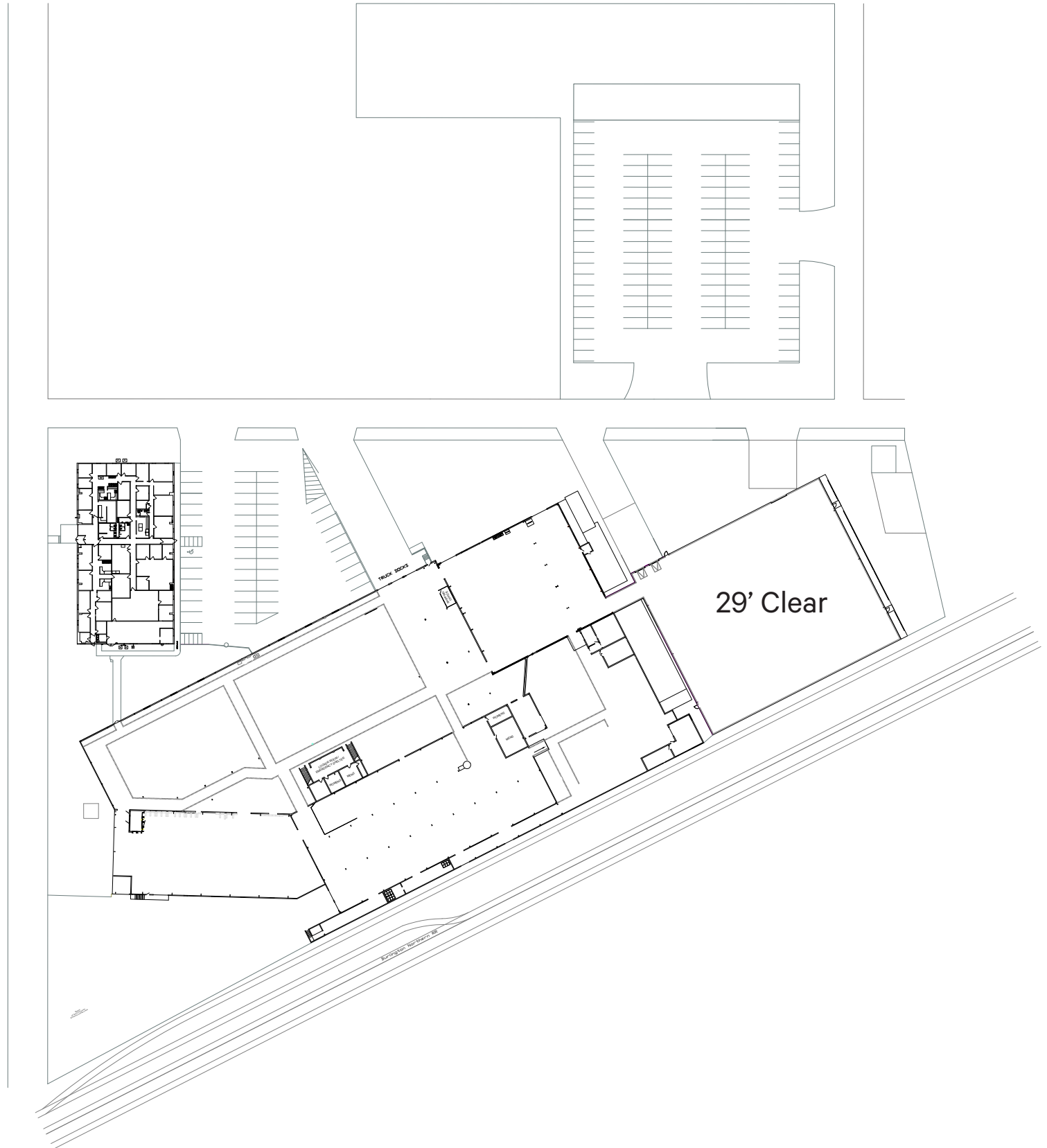
Site Size	5.41 Acres
Building Size	136,529 Sq. Ft.
Office Size	14,050 Sq. Ft. (separate from warehouse)
Clear Height	Varying (16' - 29' clear)
Loading	8 Exterior Docks 3 Oversized Drive-in Doors (14' x 14', 12' x 14', 18' x 14')
Car Parking	103 Spaces
Asking Sale Price	Subject to Offer

Highlights

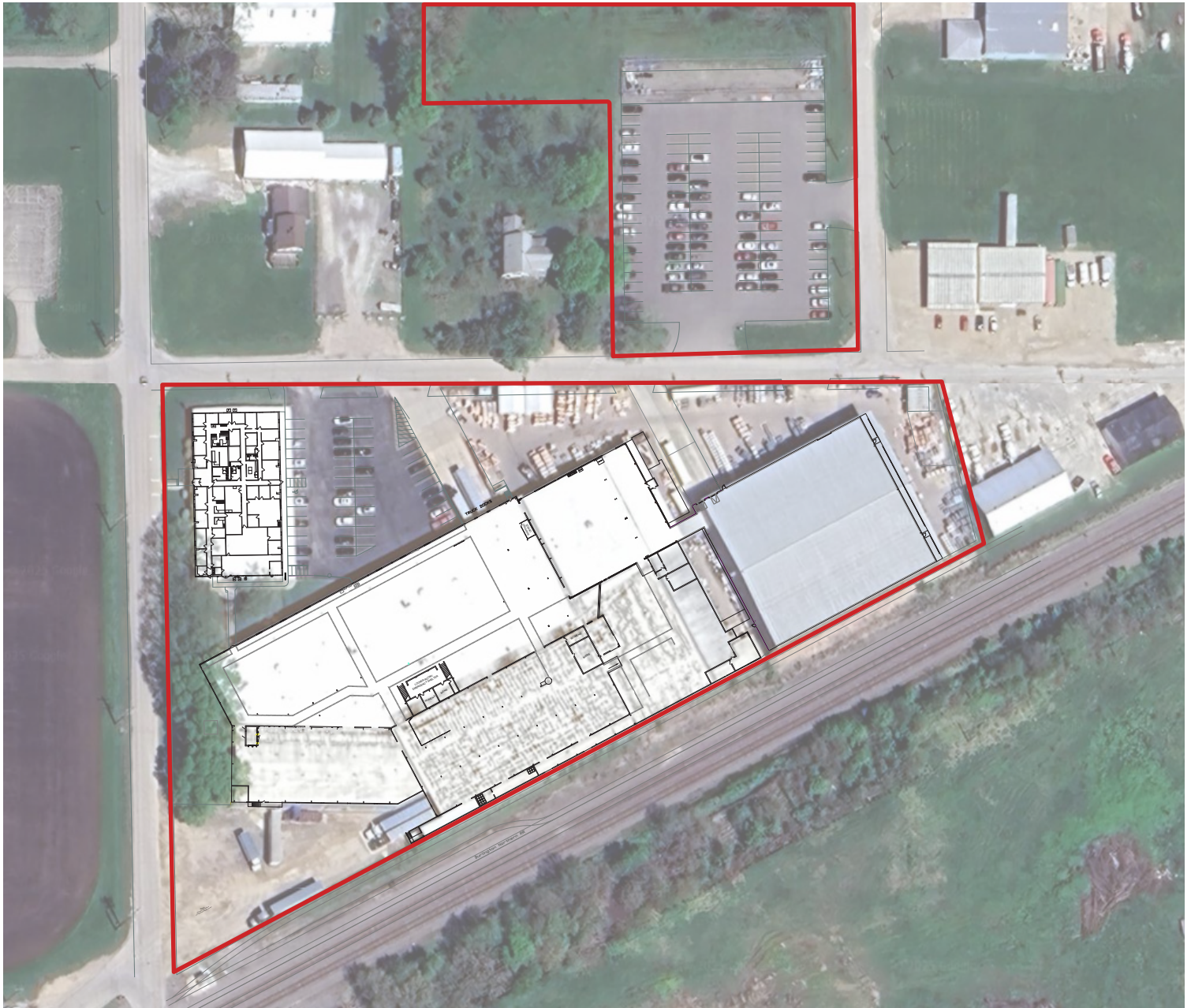
- Large land site (5.41 AC) uniquely positioned in the I-80 Corridor
- 2.5-acres available for outside storage, heavy trailer/car parking
- Existing crane infrastructure potentially available for sale
- Rail Served (BNSF spur can be activated)
- 2018 building expansion with 25-29' clear
- ±1-acre north parking lot area with over 100 car parking spaces



Site Plan



Site Plan - Aerial Overlay



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