

IOS / DEVELOPMENT SITE - FOR SALE



Highlights:

- 200' of frontage on Philips Highway
- On-site office trailer
- Illuminated signage
- Fully Fenced
- City water and sewer
- Additional power for yard
- Well water hook-up for yard

Summary:

In-demand IOS / Development site now available. The property is within close proximity to downtown with quick highway access. The property is located on Philips Hwy., just West of I-95 making the site an ideal, central location. This a great opportunity for an owner/user or developer.

Offering Summary:

Asking Price:	\$2,295,000
Office Size:	2,500 SF
Lot Size:	1.78 AC
Zoning:	IL (Light Industrial)
Taxes:	\$7,549.26/yr

KYLE@VANCAMPCOMMERCIAL.COM

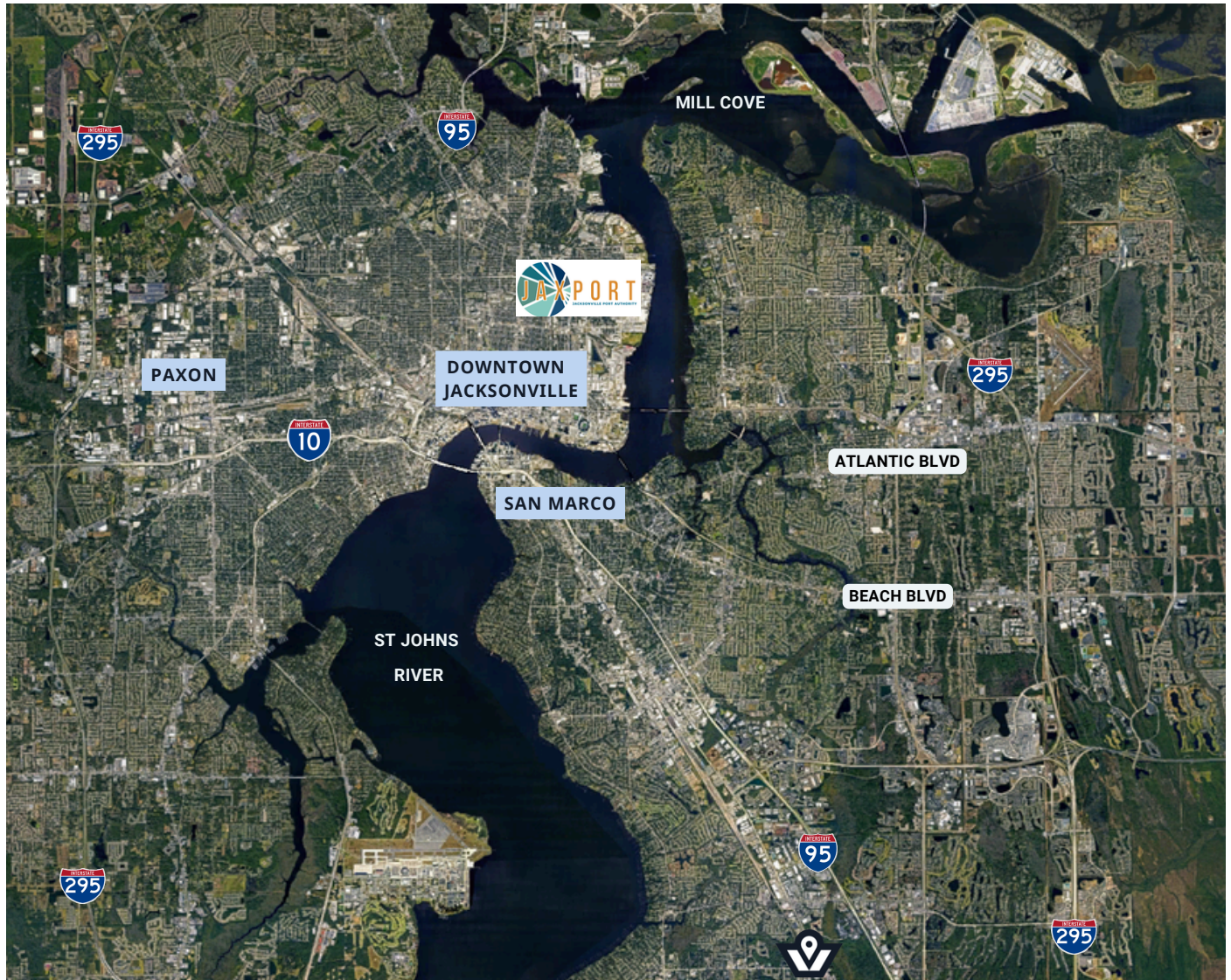
9000 Philips Hwy. Property Photos



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9000 Philips Hwy. Property Map



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