

For Sale or Lease

AVAILABLE:
1,500 - 4,500 SF

3119 S. IL Rt. 31, Units C & D
Prairie Grove, IL

AVAILABLE:	UNIT C: 3,000 SF UNIT D: 1,500 SF CAN COMBINE
OFFICE:	UNIT C: 300 SF UNIT D: 550 SF
YEAR BUILT:	2001
LOADING:	UNIT C: 12'X'14' & 12'X'12' DID UNIT D: 12'X'14' DID
PARKING:	COMMON
CLEAR HEIGHT:	18'
ZONING:	M-1
POWER:	UNIT C: 400 AMPS UNIT D: 200 AMPS
SPRINKLER:	NO
WATER/SEWER:	WELL AND SEPTIC
PIN:	14-22-127-003,004
TAXES:	UNIT C: \$5,775 (2024) UNIT D: \$3,173 (2024)
ASSOCIATION DUES:	UNIT C: \$250/MONTH UNIT D: \$125/MONTH (INCLUDED IN RENT)

LEASE RATE: \$14 PSF GROSS
UNIT C: \$3,500/MONTH
UNIT D: \$1,750/MONTH

SALE PRICE: UNIT C: \$450,000
UNIT D: \$250,000

✓
Steel
Mezzanine in
Unit C

✓
Business
Friendly
County

✓
Direct
Access to Rt.
31 Corridor

✓
Good Ceiling
Height

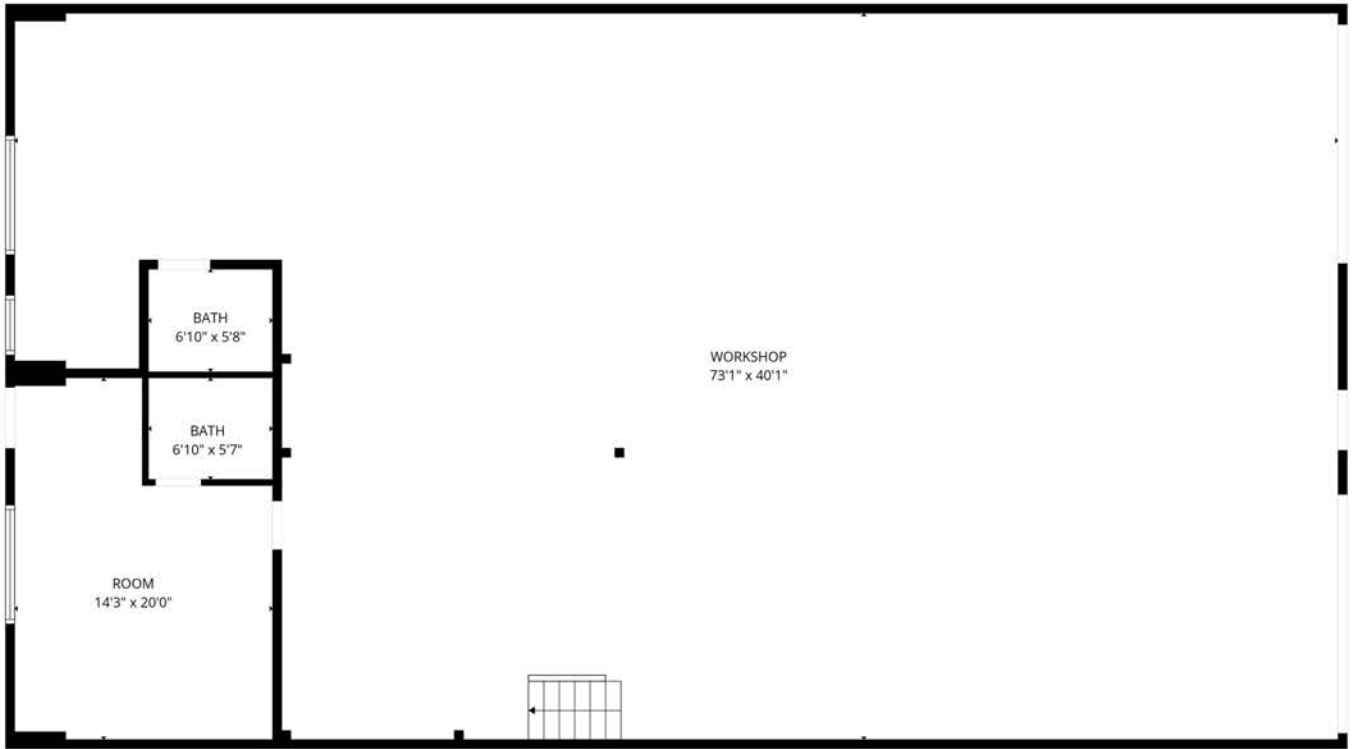
✓
Small Bay
Industrial
Units

Presented By:

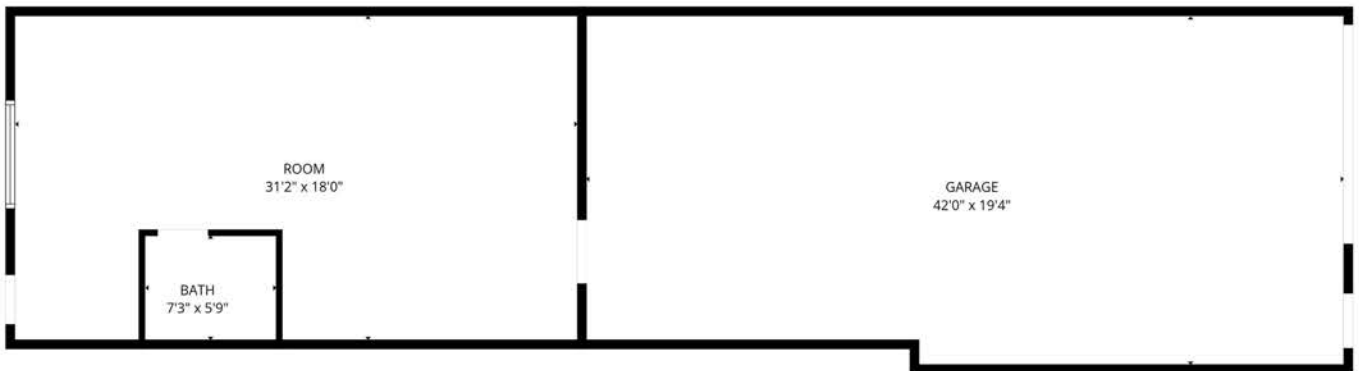
➤ **Kevin Kaplan, CCIM**
309-261-0920
kkaplan@entreccommercial.com

Floor Plan

Unit C



Unit D



Property Photos



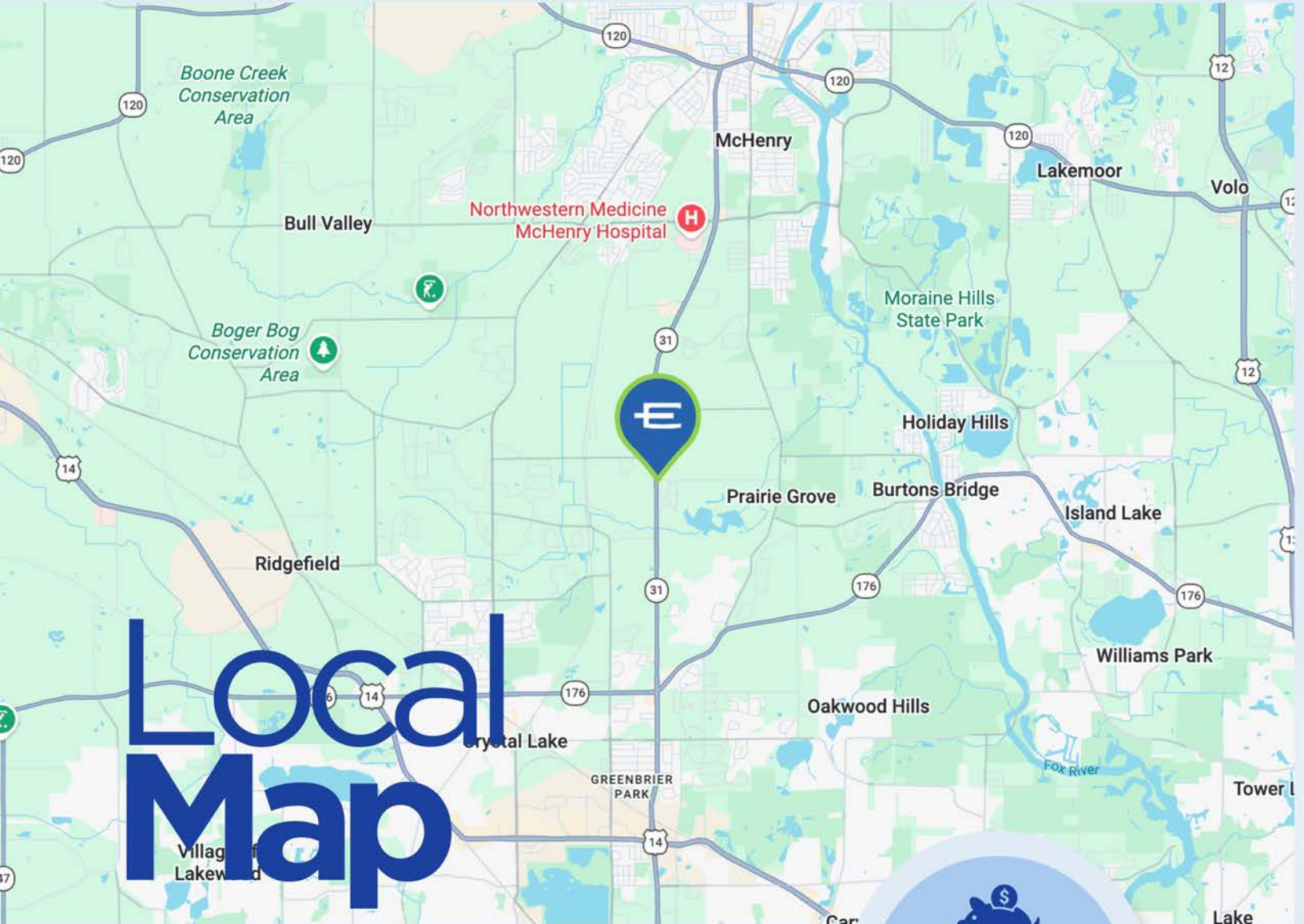
Property Photos

Unit C



Unit D





Local Map

3119 S. IL Route 31
Prairie Grove, IL



Direct Access to Rt. 31 Corridor



Business Friendly County



Skilled Labor Force





**Exclusively
Presented By:**

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