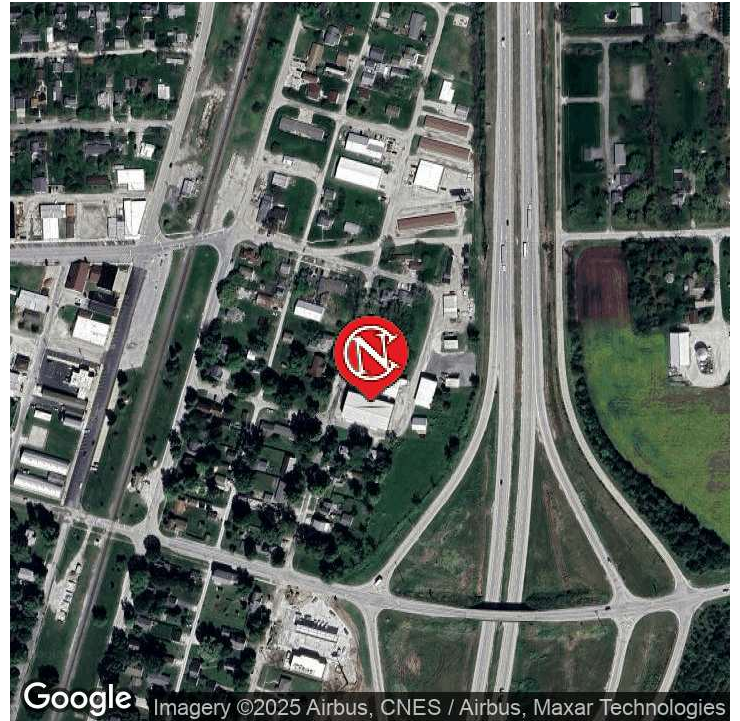


Industrial Building For Sale

160 S LOCUST ST, CHEBANSE, IL



OFFERING SUMMARY

Sale Price:	\$1,250,000
Building Size:	19,600 SF
Lot Size:	25,600 SF
Price / SF:	\$63.78
Year Built:	2000
Zoning:	B-2
Real Estate Taxes:	\$8,968

PROPERTY OVERVIEW

19,600 square feet of space housed within 2 separate, adjacent buildings. The main building is 11,200 sf (80'x140') built in 2000 with 23' clear height, radiant heat, 3 Phase power, and an additional 1,100 mezzanine lab with conference room, office and restroom. The 2nd building is 8,400 sf (60x140) originally built in 1983 with addition in 1991. This building has 2 docks, gas forced air, 9' clear height and 56'x15' office space with 2 private offices and large reception area.

PROPERTY HIGHLIGHTS

- Self contained for spill containment per IEPA standards
- Built in 2000, 1991 and 1983
- Modern 11,200 SF facility
- 23' clear height
- Radiant heat
- Serviced by 3-phase power
- 75 horsepower air compressor
- Zoned B-2 Business

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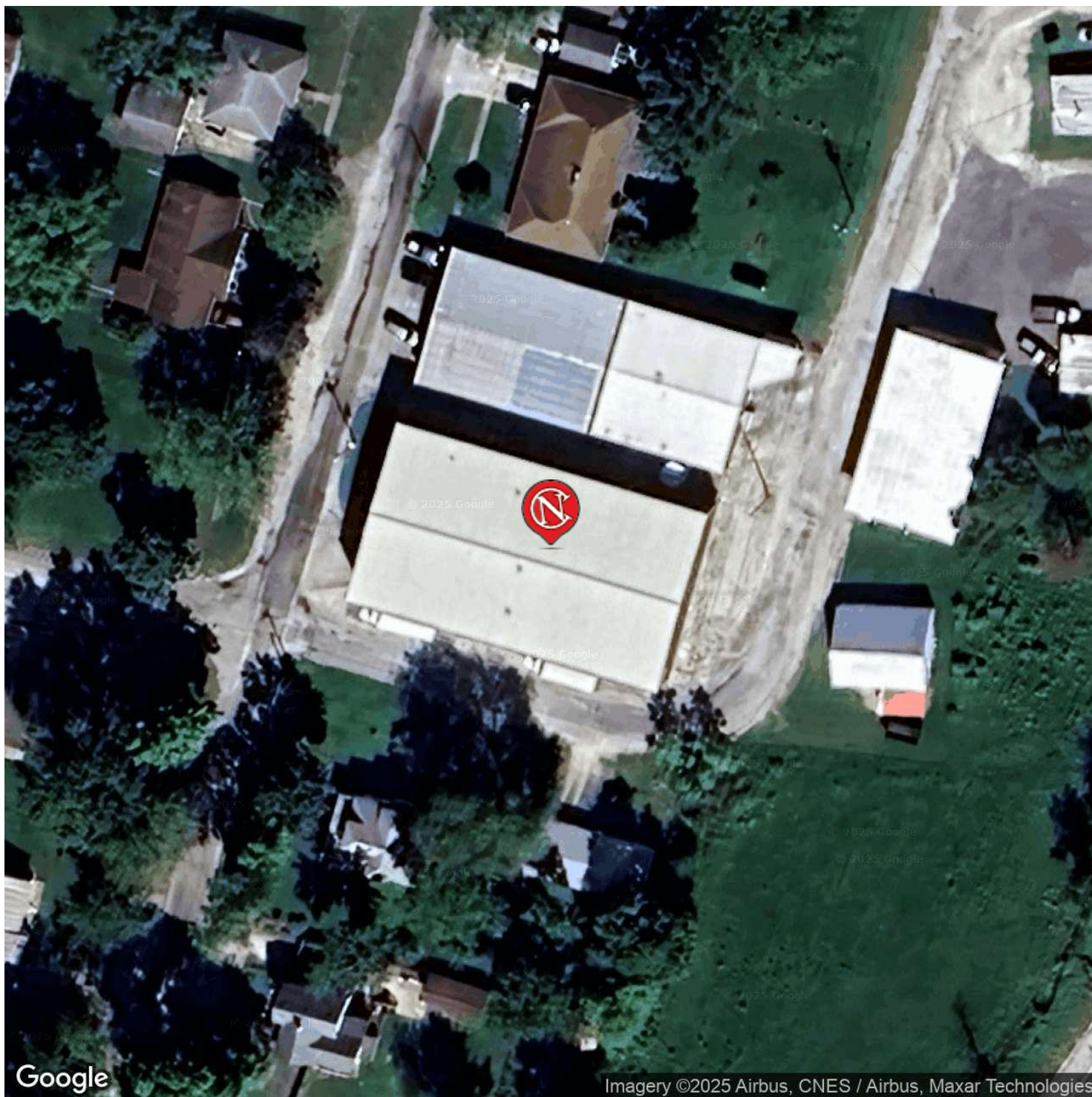


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Aerial Map

INDUSTRIAL BUILDING FOR SALE 160 S LOCUST ST, CHEBANSE, IL

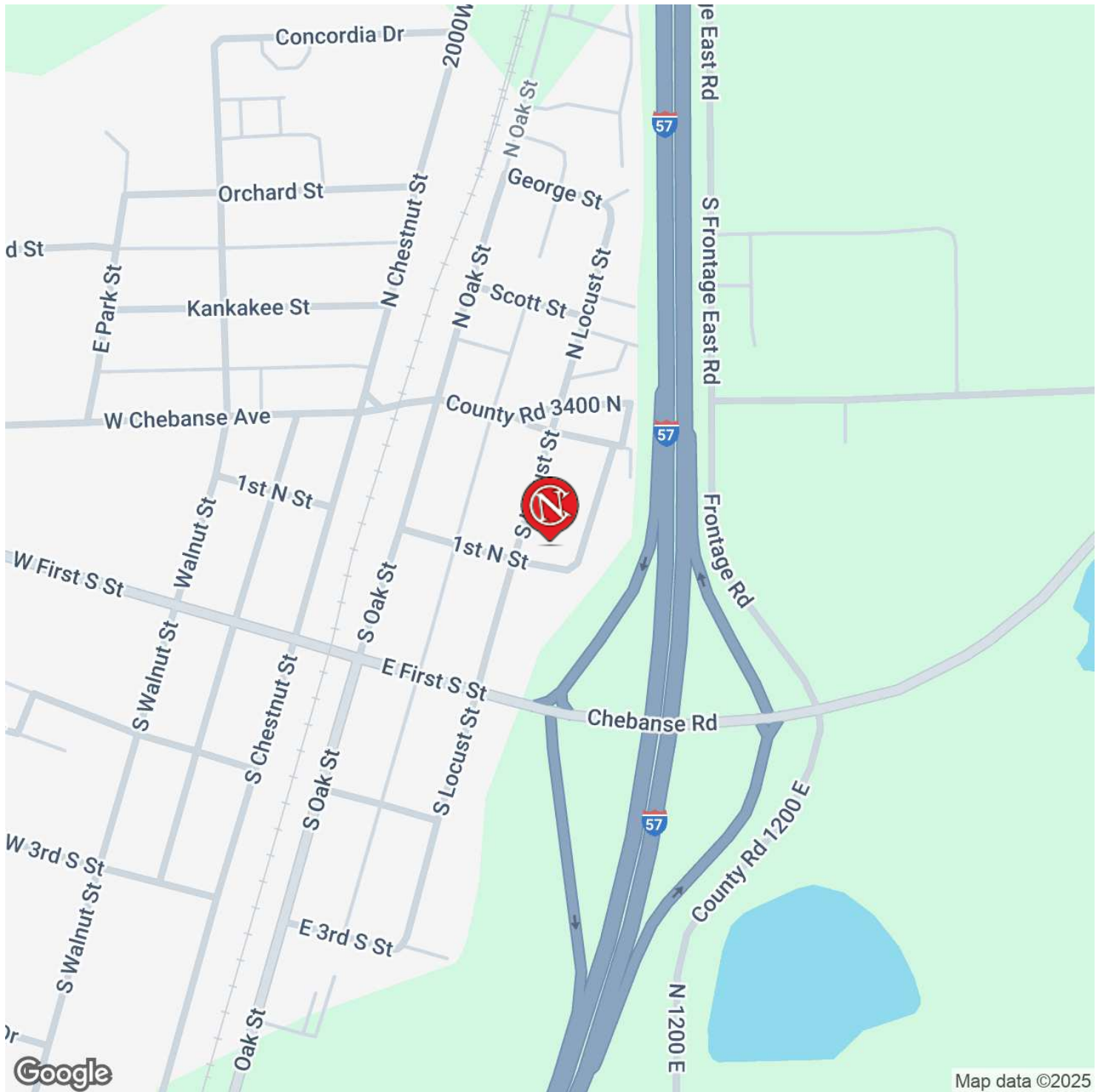


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Location Map

INDUSTRIAL BUILDING FOR SALE 160 S LOCUST ST, CHEBANSE, IL

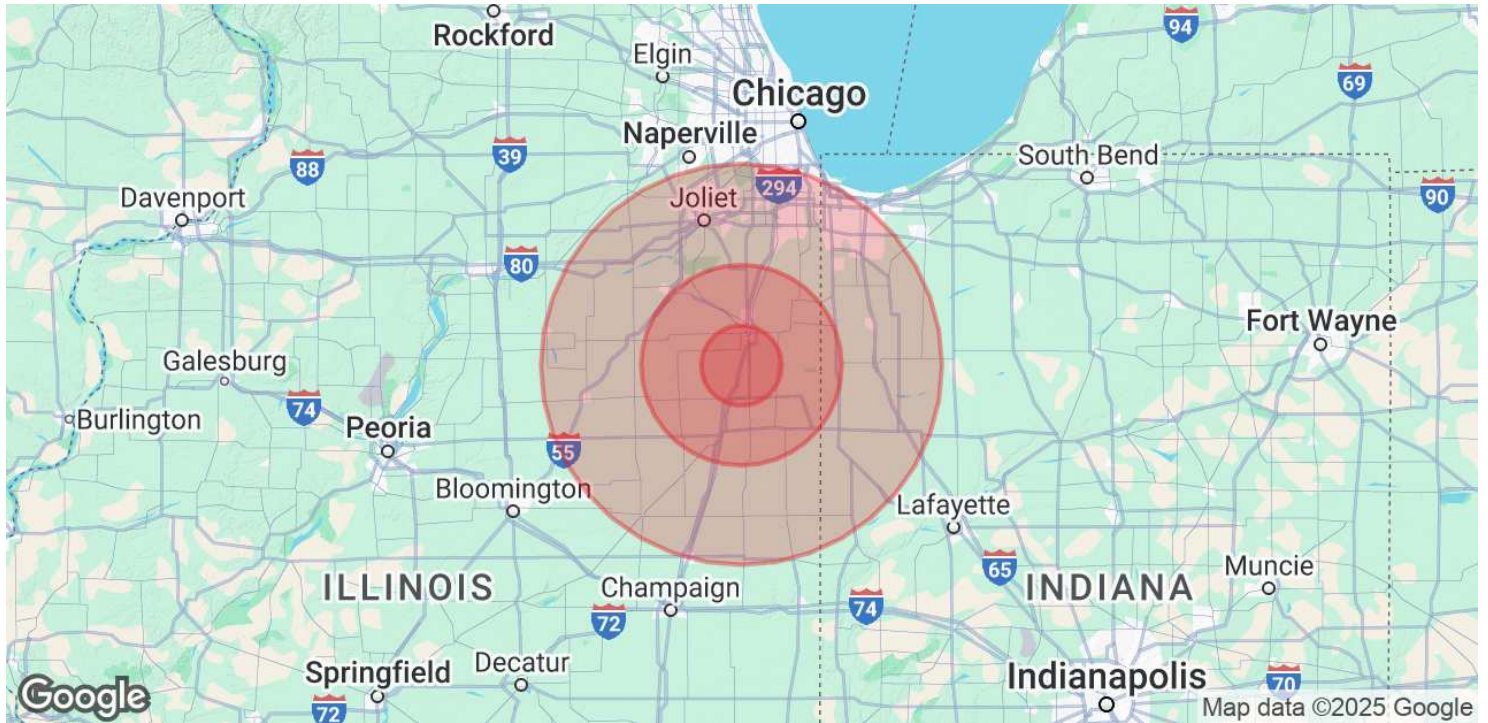


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Demographics Map & Report

INDUSTRIAL BUILDING FOR SALE 160 S LOCUST ST, CHEBANSE, IL



POPULATION	10 MILES	25 MILES	50 MILES
Total Population	44,477	137,136	2,022,166
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	42	42
HOUSEHOLDS & INCOME	10 MILES	25 MILES	50 MILES
Total Households	17,774	54,158	769,823
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$76,063	\$90,935	\$103,400
Average House Value	\$184,697	\$222,331	\$266,180

Demographics data derived from AlphaMap



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