



PROPERTY DESCRIPTION

Unlock the potential of this versatile light industrial site featuring two metal-sided warehouse buildings on a generous corner lot in the heart of Maroa. Ideally suited for small manufacturing, equipment storage, contractor operations, or business expansion, this property combines function with excellent visibility and access.

Each building offers high-clearance space, durable steel sided construction, and wide overhead doors—designed to accommodate a variety of industrial uses. Lot space can be further developed for additional parking, deliveries, and future development, this site is ready for immediate occupancy or customization.

Located just minutes from US Highway 51, with easy routes to Decatur and Bloomington, this location puts your operations in the center of Central Illinois' commerce corridor. City utilities and industrial zoning add even more value.

Whether you're an investor or owner-operator, this is a rare opportunity to secure hard-to-find industrial space in a growing market.

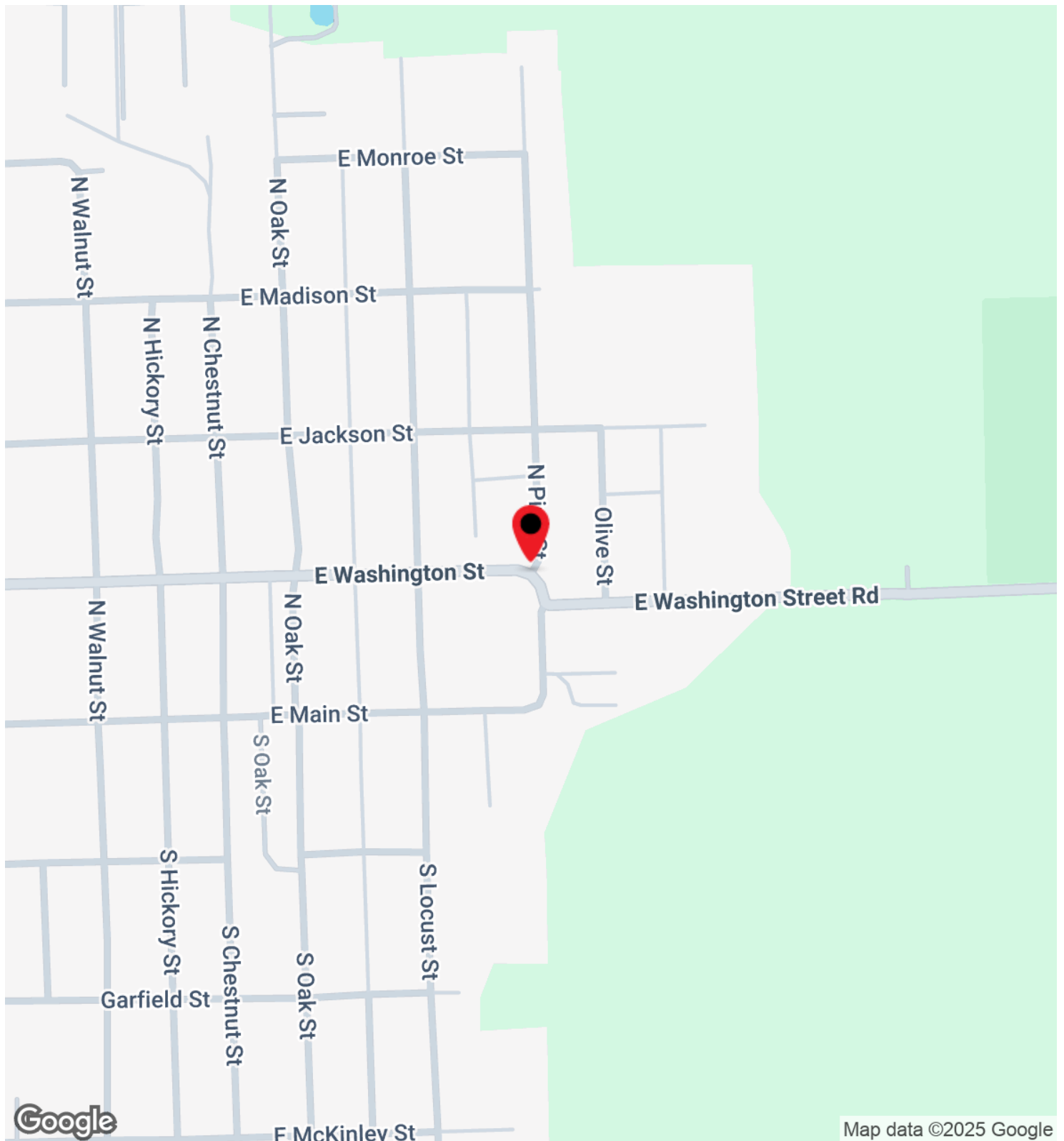
OFFERING SUMMARY

Sale Price:	\$100,000
Lot Size:	18,635 SF
Building Size:	7,760 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	161	389	614
Total Population	397	957	1,509
Average HH Income	\$77,144	\$85,983	\$91,632

Cole Babcock

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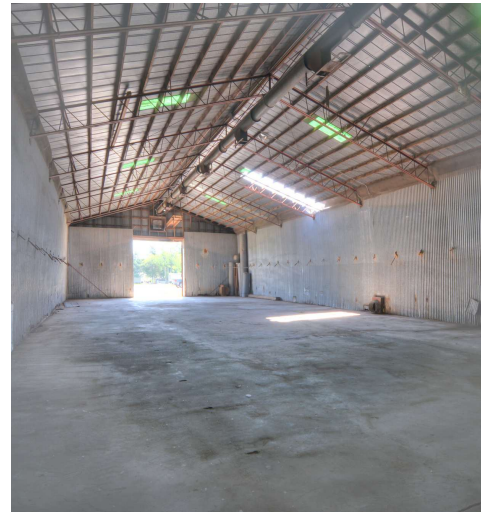
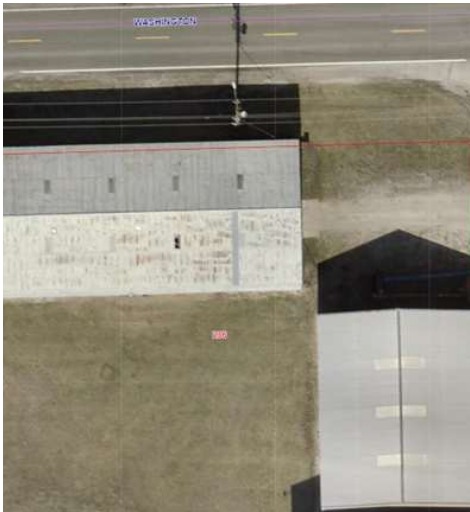


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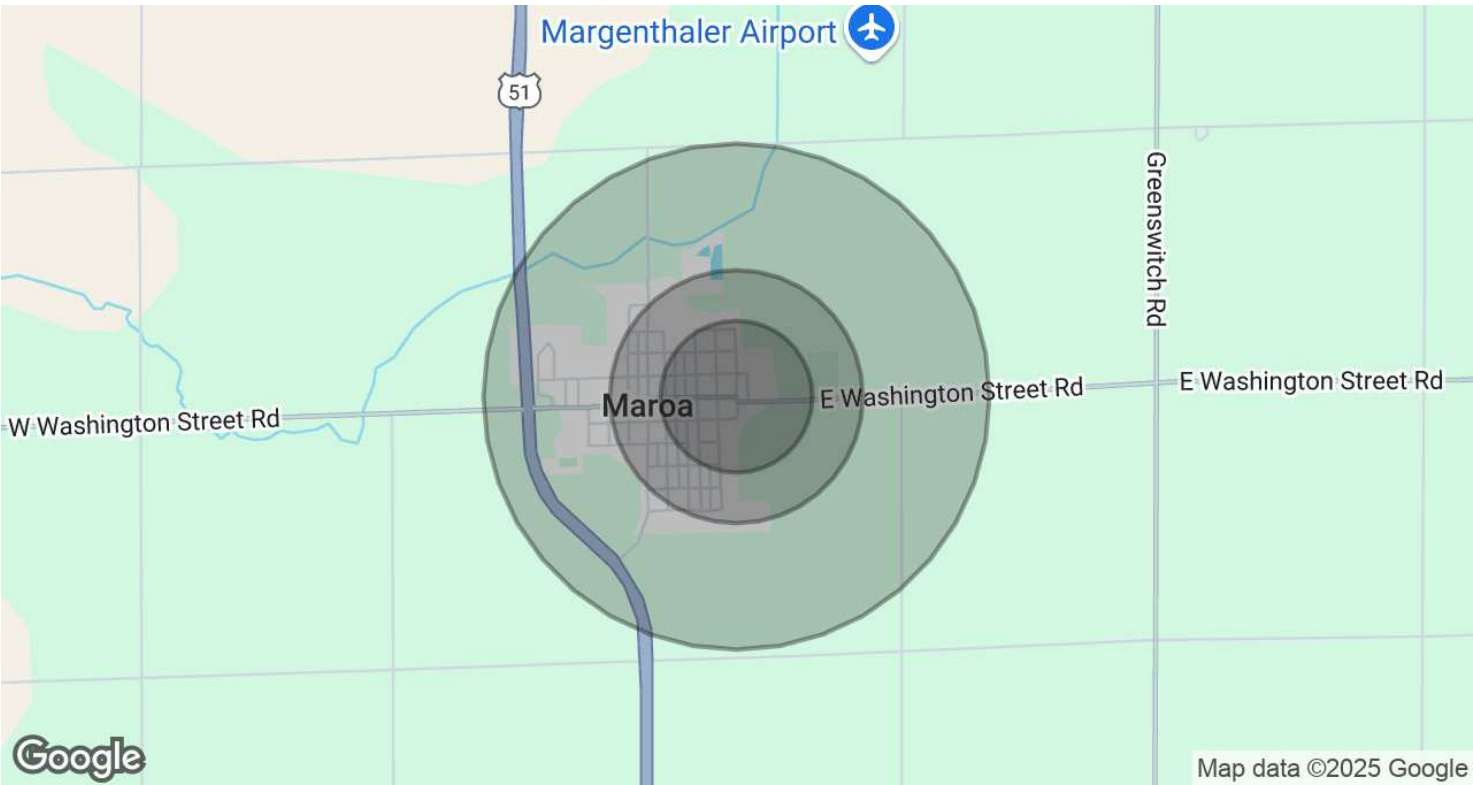


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	397	957	1,509
Average Age	42	42	41
Average Age (Male)	40	41	41
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	161	389	614
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$77,144	\$85,983	\$91,632
Average House Value	\$141,324	\$163,972	\$178,818

Demographics data derived from AlphaMap

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