

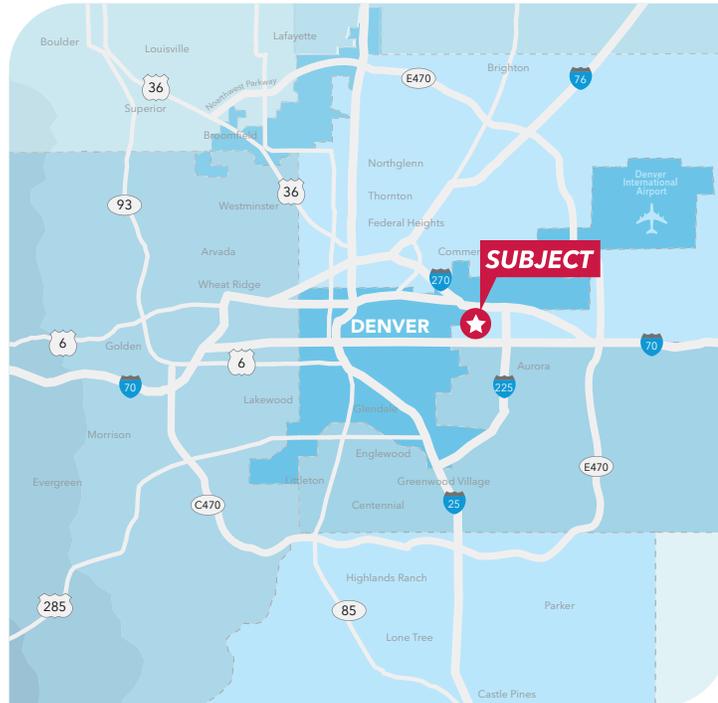
15,760 SF SHOP SPACE WITH FENCED YARD & PAINT BOOTH



NEW ROOF INSTALLED IN 2024

PROPERTY FEATURES

BUILDING SIZE	15,760 SF
LOT SIZE	0.82 Acre (35,719 SF)
ZONING	M-3, Aurora
YEAR BUILT	1966
CLEAR HEIGHT	12' - 16'
CONSTRUCTION	Steel
POWER	800 Amps / 115-240 Volts / 3 Phase
LOADING	1 Exterior Dock 5 Drive In Doors (One: 18'w x 10'h, Four: 8'w x 10'h)
TAXES	\$3.25/SF (2024)
SALE PRICE	PLEASE CONTACT BROKERS



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INTERIOR PHOTOS



PAINT BOOTH



SHOP AREA



SHOP AREA

EXTERIOR PHOTOS



OVERSIZED DRIVE-IN DOOR



EXTERIOR DOCK



5 DRIVE-IN DOORS



FENCED YARD



PROPERTY HIGHLIGHTS

- Excellent grade-level loading
- 20,679 SF of fenced/gated yard space
- Heavy industrial zoning / outside storage permitted
- Multiple access points
- Paint booth in shop
- Retail/showroom
- Easy access to Peoria Street & I-70
- Multi-tenant possible
- New roof installed in 2024

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