

# TRUCK REPAIR FACILITY FOR SALE

20702 GASKIN DRIVE, LOCKPORT, IL

7,200 SF Industrial Condo



## PROPERTY DESCRIPTION

Industrial condo - 7,200 SF - for sale

Use for your own business or retain current tenant and use for investment purposes.

Great for Contractor Storage Yard or Truck Repair Shop.

Meineke Muffler owns the adjacent condo.

## OFFERING SUMMARY

Sale Price:	Contact Broker
Building Size:	7,200 SF
APN:	11-04-17-301-017-1002

## PROPERTY HIGHLIGHTS

- Insulated metal building with cement block construction on the front of the building.
- Twenty-five foot inside ceiling clearance.
- Two 14-18 foot overhead doors.
- Lower level office - 400 SF, Upper Loft Office - 600 SF
- 1 restroom in office and 1 in shop area.
- Well and septic.
- Fenced side yard and back yard.

## CURRENT USE

Current use of the industrial condo is a truck repair facility and towing business.

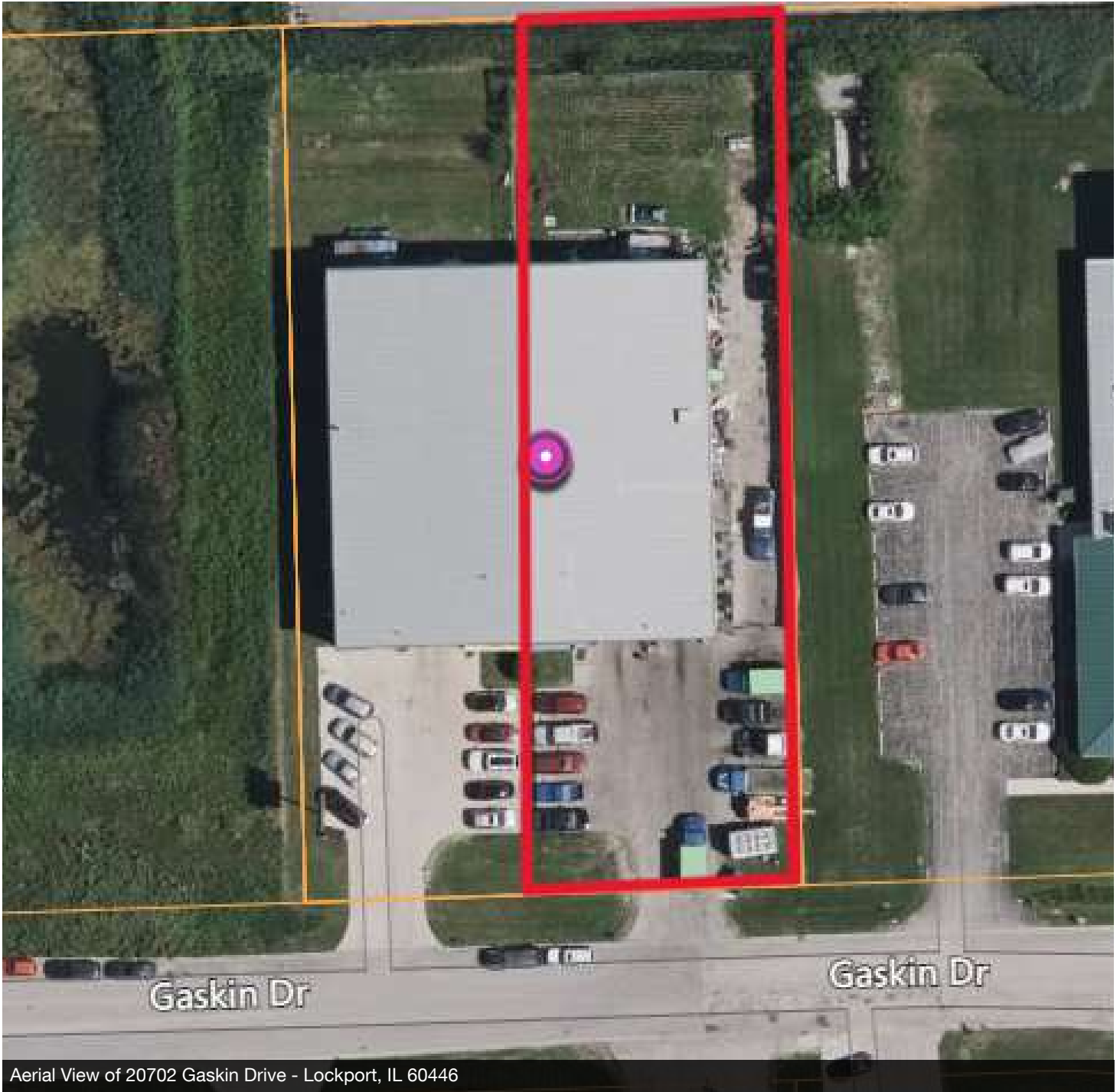
Existing tenant may be willing to stay for a period of time if new owner would like a tenant.



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# INDUSTRIAL CONDO FOR SALE

7200 SF  
20702 Gaskin Drive - Lockport, IL



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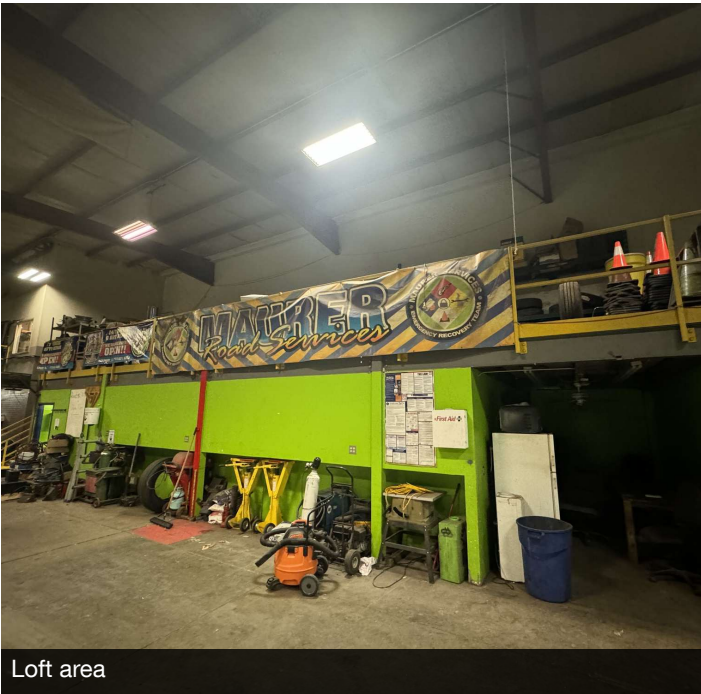
# PROPERTY PHOTOS



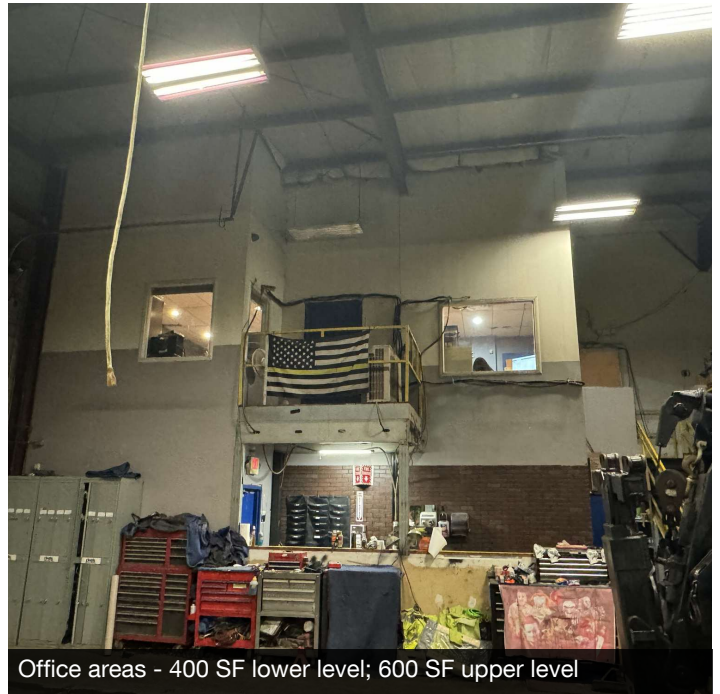
Fenced Back yard - septic field



Side of building for storage



Loft area



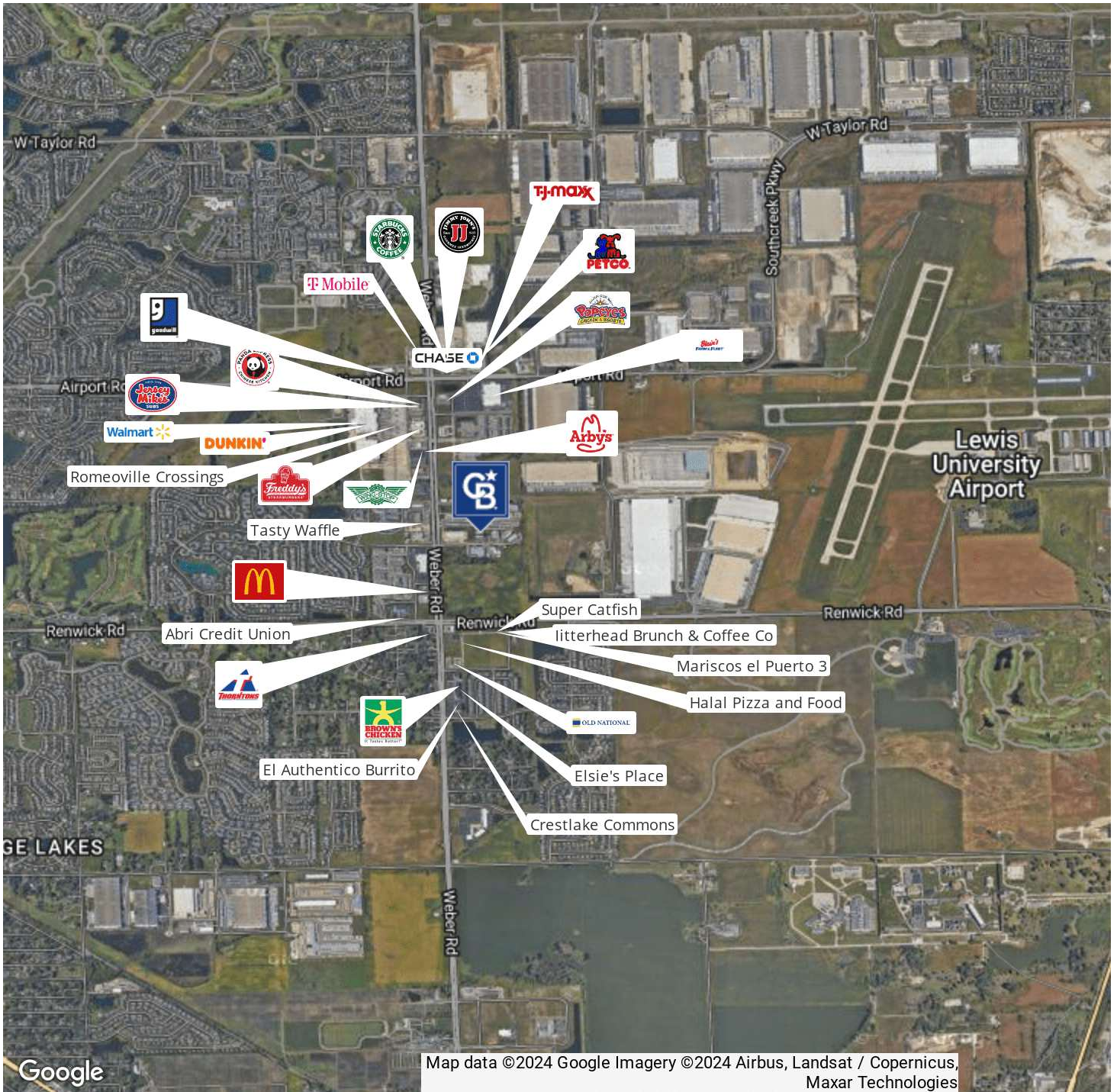
Office areas - 400 SF lower level; 600 SF upper level



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# LOCATION RETAILERS



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