

AVAILABLE
3471 N Union Drive
OLNEY, IL 62450



- **Sale Price:** \$949,900
- **Total SF:** 99,000 SF
 - **Vacant SF:** 58,000 SF
 - **Tenant 1 SF:** 16,000 SF
 - **Tenant 2 SF:** 25,000 SF
- **Ceiling Height:** 25' to 30'
- **Dock Doors:** 6
- **Lot Size:** 10.04 Acres
- **Zoning:** M-2
- **# of Restrooms:** 4
- **Water/Sewer:** City
- **Year Built:** 1993
- **Parking:** Surface, Ample
- **Showing:** Contact Listing Broker

Located on over 10 acres of fenced in acreage, you will find this 99,000 sq foot steel frame building. Combination of warehouse and office space. Ample parking, 25' to 30' ceilings, 6 dock doors, hanging heaters, and the list of features go on and on. Owner would like to lease back approximately 25,000 sq ft of combined warehouse & office space. There is currently 16,000 sq ft leased.

For More Information, Contact:

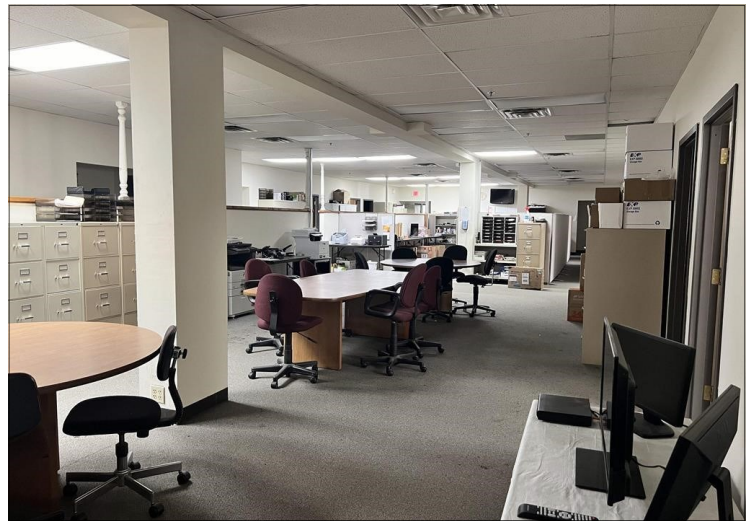
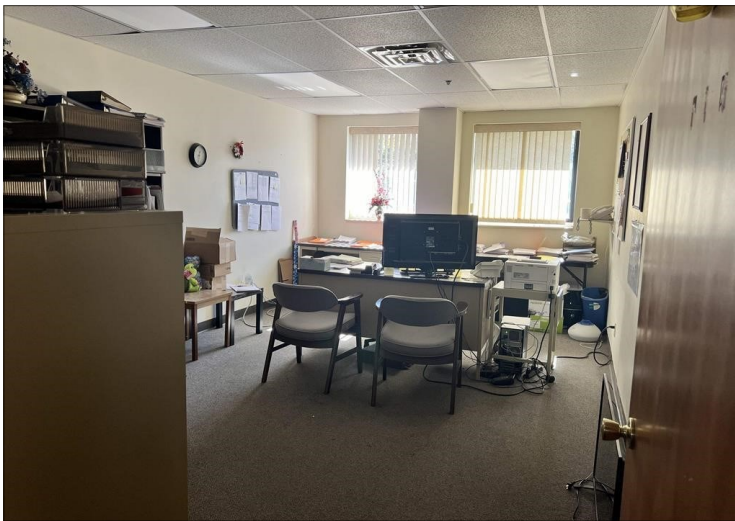
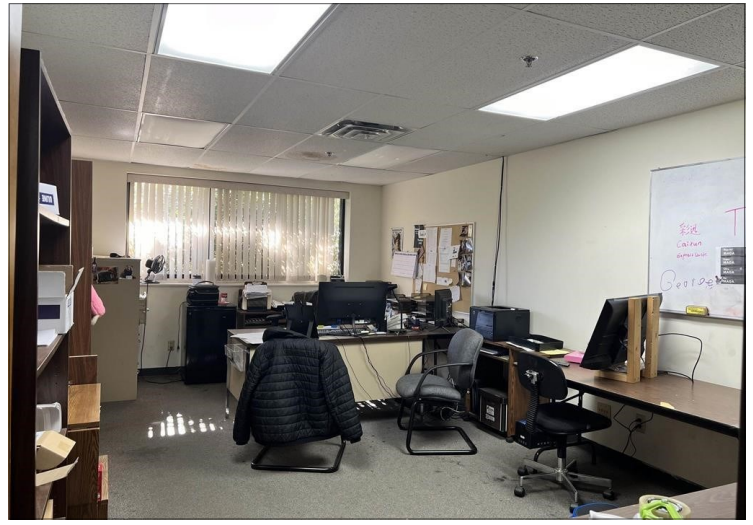
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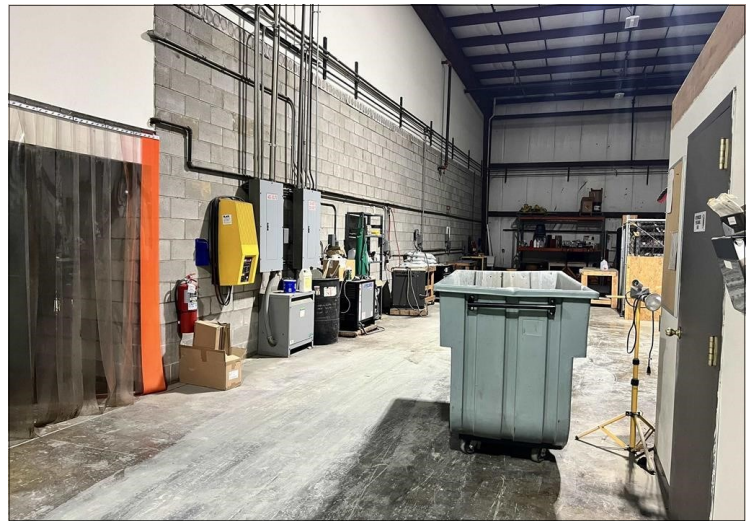


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