

FOR SALE

15,620 SF OFFICE/WAREHOUSE/MANUFACTURING BUILDING ON 3.6 ACRES

1300 MARKET STREET, VENICE, IL 62060

Adjacent Parcels Also Available



Industrial Building: 15,620 SF Metal Office/Warehouse/Manufacturing Building

12,070 SF WAREHOUSE/MANUFACTURING

3,550 SF OFFICE

Acres: 3.6

SALE PRICE: \$624,500.00 (\$40.00 PER SF)

Adjacent Parcels Available: 4.16 to 9.16 Adjacent Acres + Office/Warehouse Buildings

Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's Independent Investigation.

Linda Miller, Broker
618.444.3888
LindaM.remaxcommercial@gmail.com

1668 Windham Way
O'Fallon, IL 62269
PreferredCommercialRE.org

PROPERTY DETAILS

15,620 SF OFFICE/WAREHOUSE/MANUFACTURING BUILDING ON 3.6 ACRES

Located in Venice, IL, this property offers a fantastic opportunity for development, business expansion, or investment.

1300 MARKET STREET, VENICE, IL 62060

Spacious Acreage: 3.6 Acres of land with ample space for growth.

Warehouse Building: A 15,620 SF Metal Office/Warehouse/Manufacturing Building:

- ⇒ 4,970 SF Warehouse with 18' Ceiling Height
- ⇒ 7,100 SF Warehouse with 30' Ceiling Height
- ⇒ 3,550 SF Office
- ⇒ 4 Drive-In Doors
- ⇒ Outside Yard
- ⇒ Property is Totally Fenced with Automatic Gate



Electric: 3 Phase

Zoning: Industrial

Year Built: 2000

Parcel ID: # 21-1-19-25-00-000-008 (Madison County, IL)

**SALE PRICE: \$624,500.00
 (\$40.00 PER SF)**

Adjacent parcels also available for purchase, offering flexibility for future expansion or development. Contact Linda Miller at 618.444.3888 to learn more and schedule a showing!

Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's Independent Investigation.



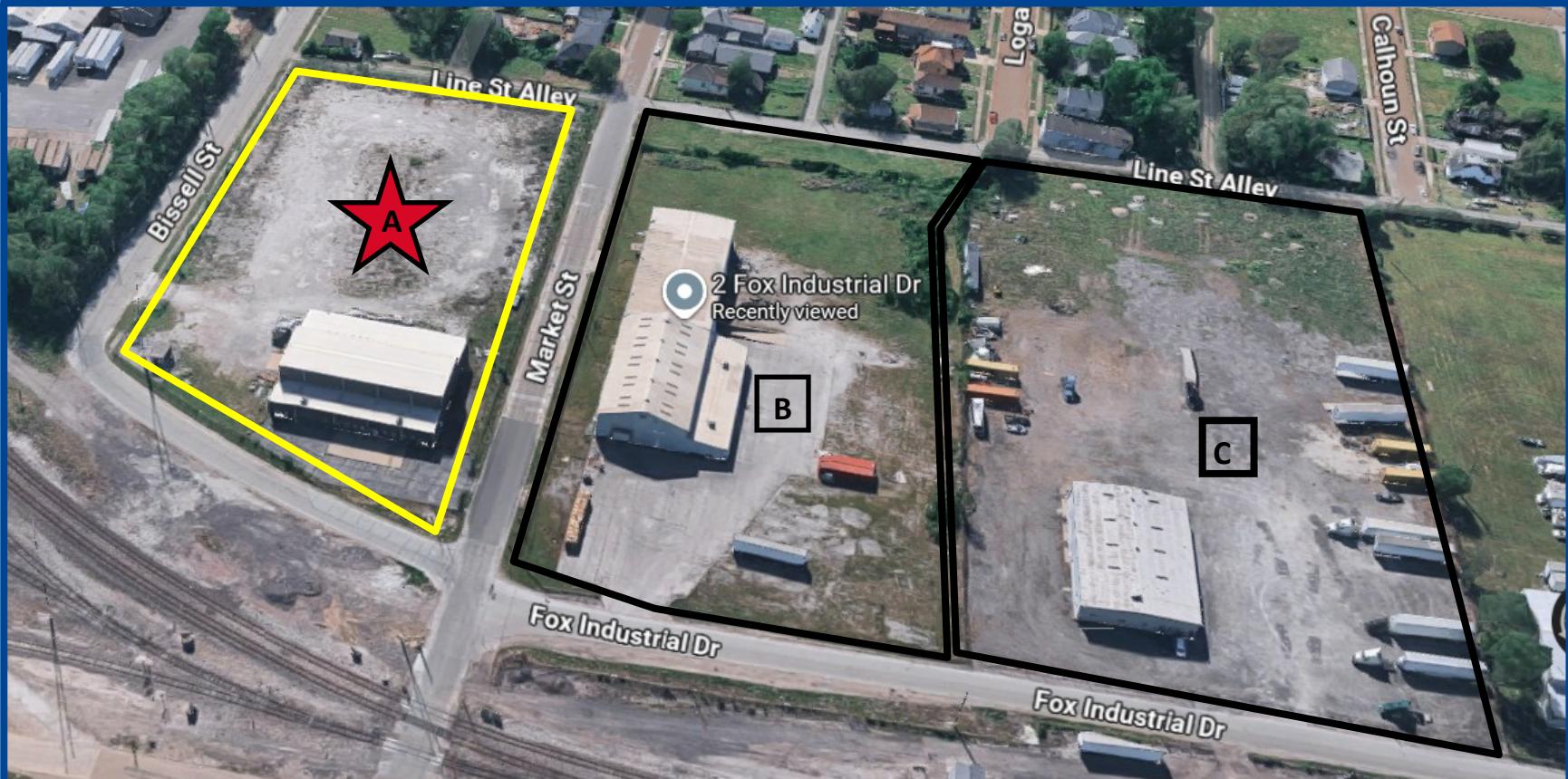
Linda Miller, Broker
 618.444.3888
 LindaM.remaxcommercial@gmail.com

1668 Windham Way
 O'Fallon, IL 62269
 PreferredCommercialRE.org

ADJACENT PARCELS AVAILABLE

4.16 TO 9.16 ADJACENT ACREAGE + WAREHOUSE BUILDINGS

Fantastic Opportunity for Development, Business Expansion, or Investment



A. Subject Property For Sale: 15,620 SF Office/Warehouse/Manufacturing Building on 3.6 Acres SALE PRICE: \$624,500.00
ADJACENT PARCELS AVAILABLE:

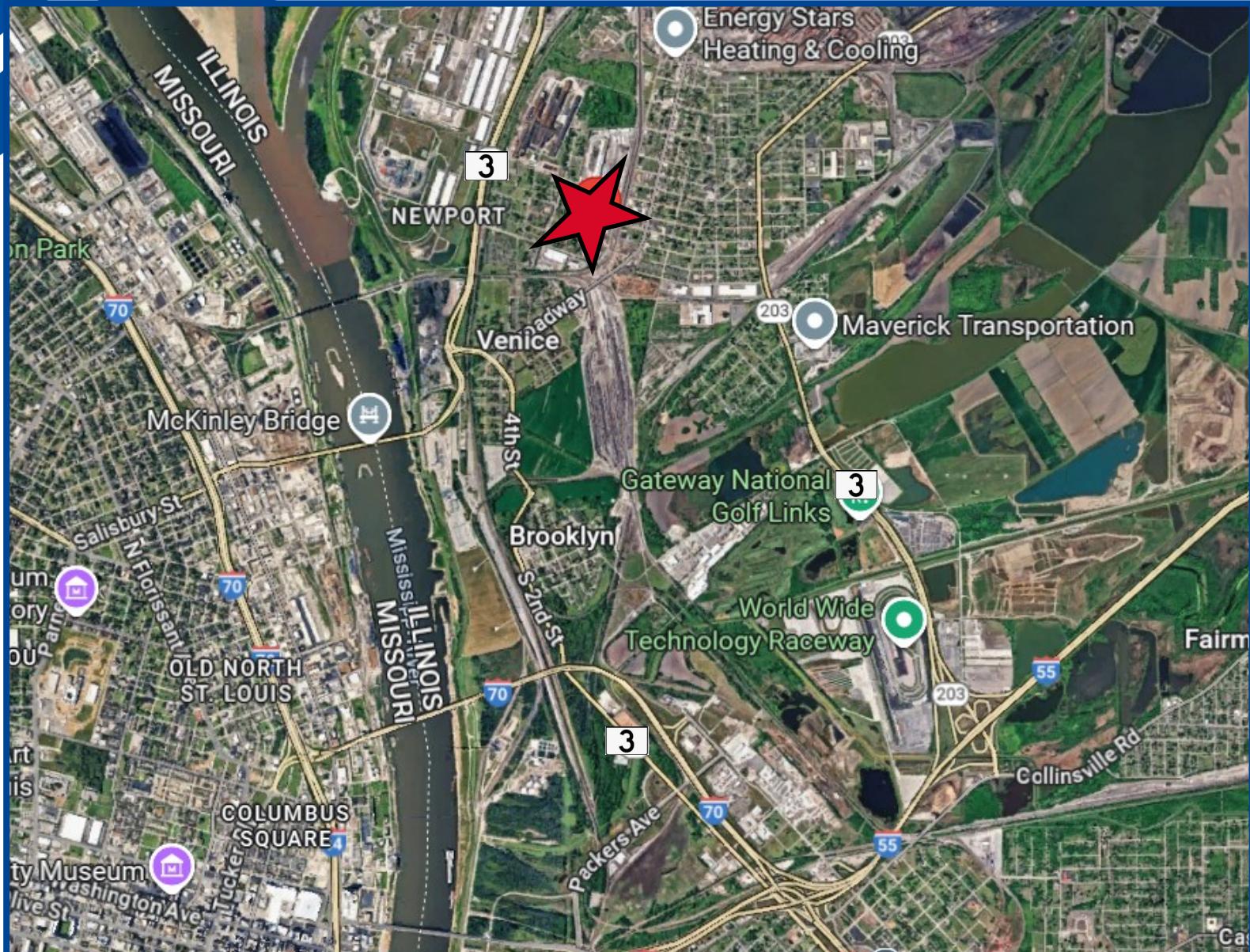
- B. 22,740 SF Office/Warehouse Building on 4.16 Acres SALE PRICE: \$879,000.00**
- C. 9,120 SF Office/Warehouse Building on 5 Acres SALE PRICE TO BE DETERMINED**

Linda Miller, Broker
 618.444.3888
 LindaM.remaxcommercial@gmail.com

1668 Windham Way
 O'Fallon, IL 62269
 PreferredCommercialRE.org



Property Site



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's Independent Investigation.

Linda Miller, Broker
618.444.3888
LindaM.remaxcommercial@gmail.com

1668 Windham Way
O'Fallon, IL 62269