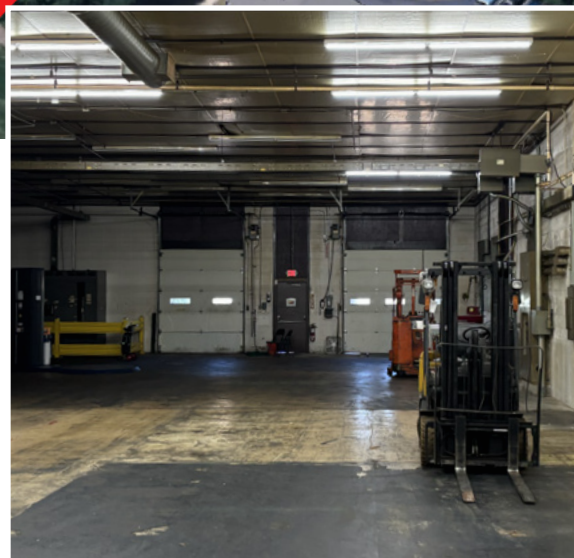




For sale or lease

11920 Price Road
Hebron, Illinois

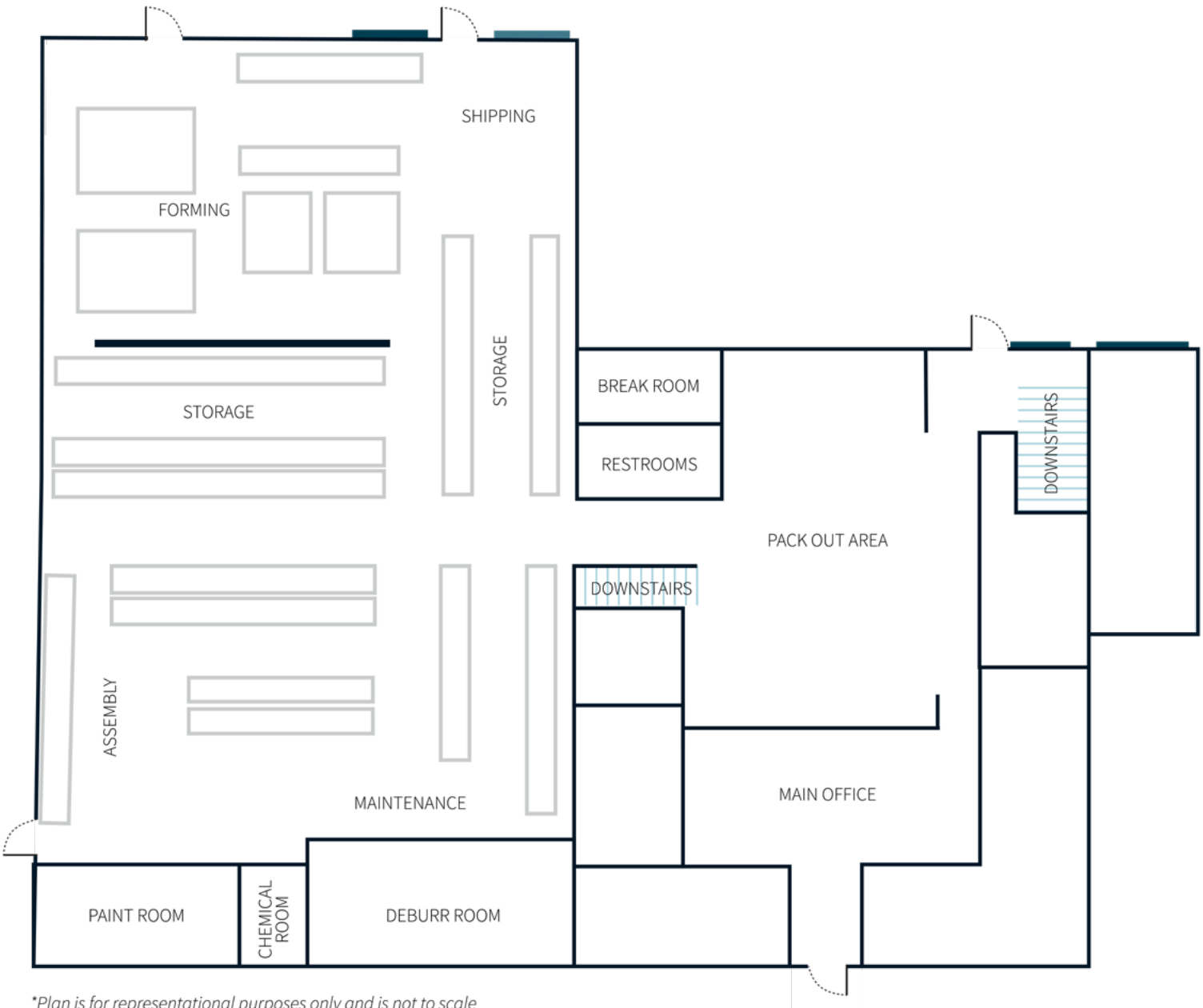
Building footprint	20,047 SF ±3,530 SF office <i>Seven private offices</i> ±7,500 SF waterproofed basement
Site size	2.57 AC paved <i>(potential for 40 trailers)</i>
Year built	1960
Clear height	14'
Loading	One (1) 10' x 10' dock door <i>New dock leveler (2023)</i>
Auto parking	Three (3) DID: 12'x12', 10'x8', 8'x8' 7 striped stalls
Power	2000 amps 240v 3 Phase
Zoning	I-1



Patrick Callahan
+1 331 202 7699
patrick.callahan@jll.com

Kris Bjorson, SIOR
+1 312 282 0511
kris.bjorson@jll.com

Floor plan



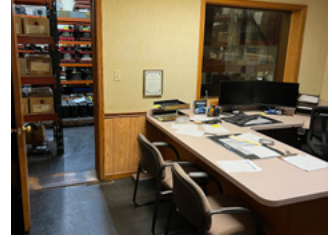
**Plan is for representational purposes only and is not to scale
Basement footprint not shown on floor plan*



Building photos



Main office



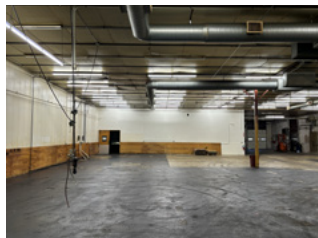
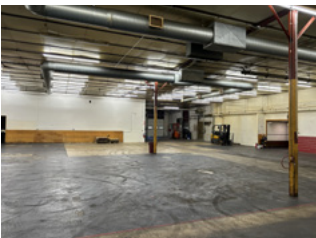
Break room



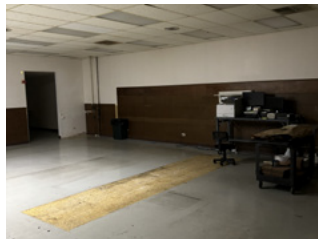
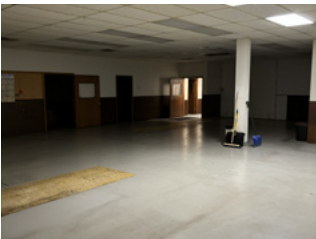
Shipping



Storage



Pack out area



Outside



Basement





Patrick Callahan

+1 331 202 7699

patrick.callahan@jll.com

Kris Bjorson

+1 312 282 0511

kris.bjorson@jll.com

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2023. Jones Lang LaSalle IP, Inc. All rights reserved.