

OWNER/USER OR INVESTMENT OPPORTUNITY - FOR SALE



Highlights:

- (16) Dock-High Loading Positions:
 - (4) 8'x8'
 - (2) 9'x10'
 - (8) 10'x10'
 - (2) Blocked openings
- Clear height: 15'-5" - 19'-5"
- Roof Age: 2020
- Power: 3-Phase/800 Amps/240V
- Fully Fire Sprinklered

Summary:

Owner/user or investment opportunity, now available. The property is within close proximity to downtown and sits just West of Philips Highway. The site has ample parking and loading with quick highway access to I-95.

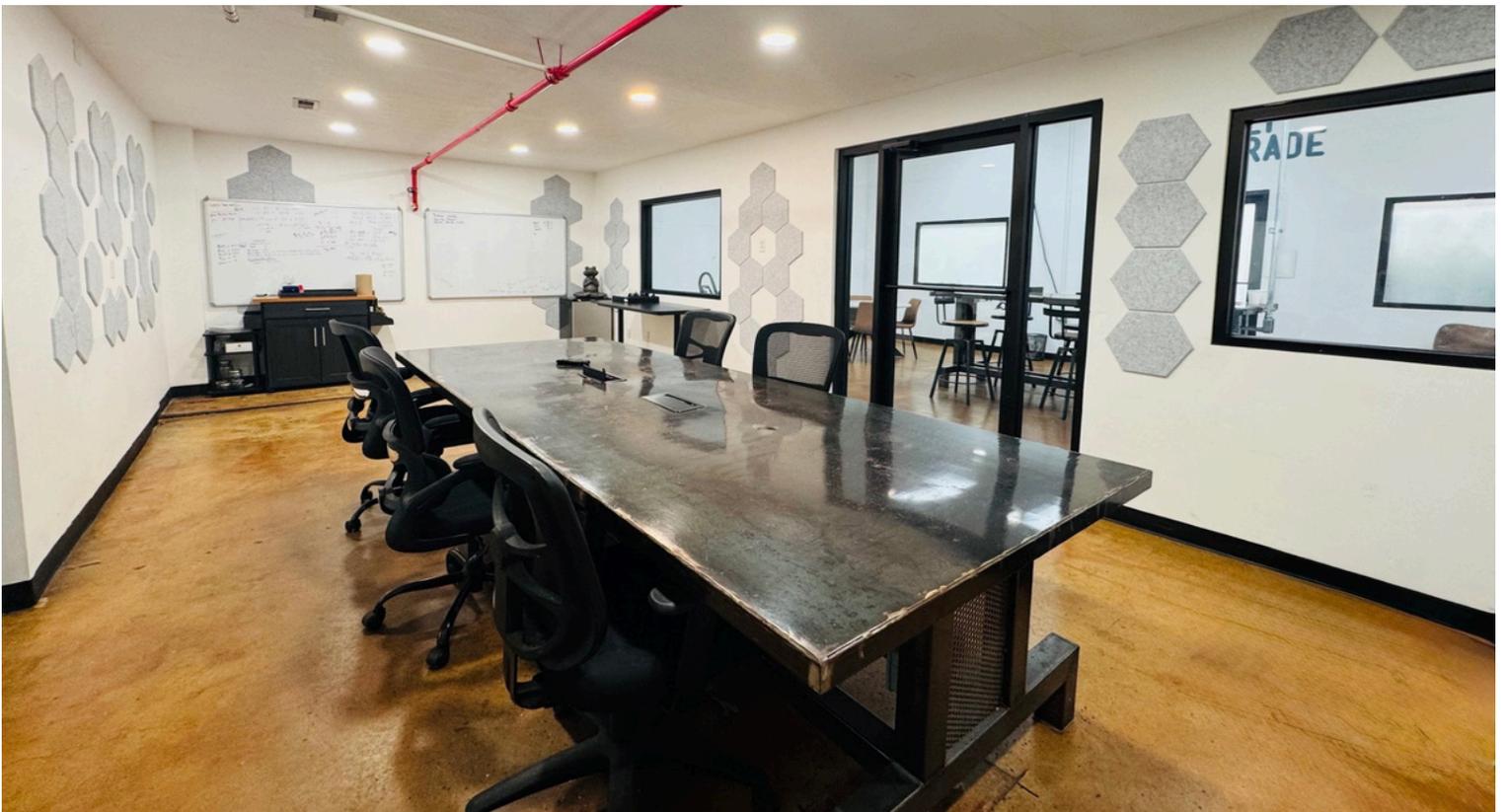
Offering Summary:

Asking Price:	\$12,700,000
Total Building Size:	112,760 SF
Total Lot Size:	3.95 AC
Zoning:	IL (Light Industrial)
Taxes:	\$87,509.55/yr

KYLE@VANCAMPCOMMERCIAL.COM

4843 Victor Street

Office Photos



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Warehouse Photos



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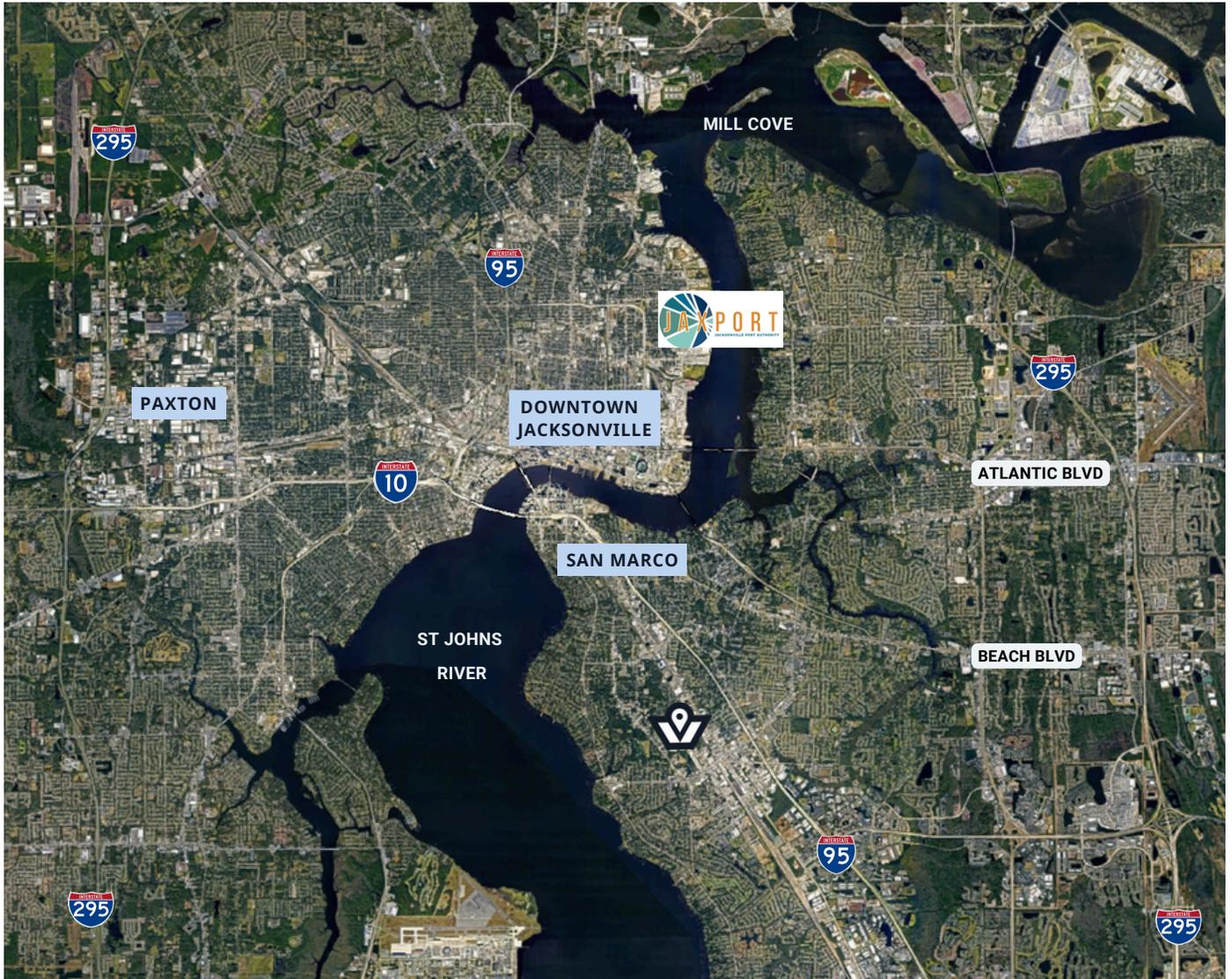
Exterior Photos



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4843 Victor Street Property Map



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