



FOR SALE OR LEASE



UNIQUE FLEX PROPERTY

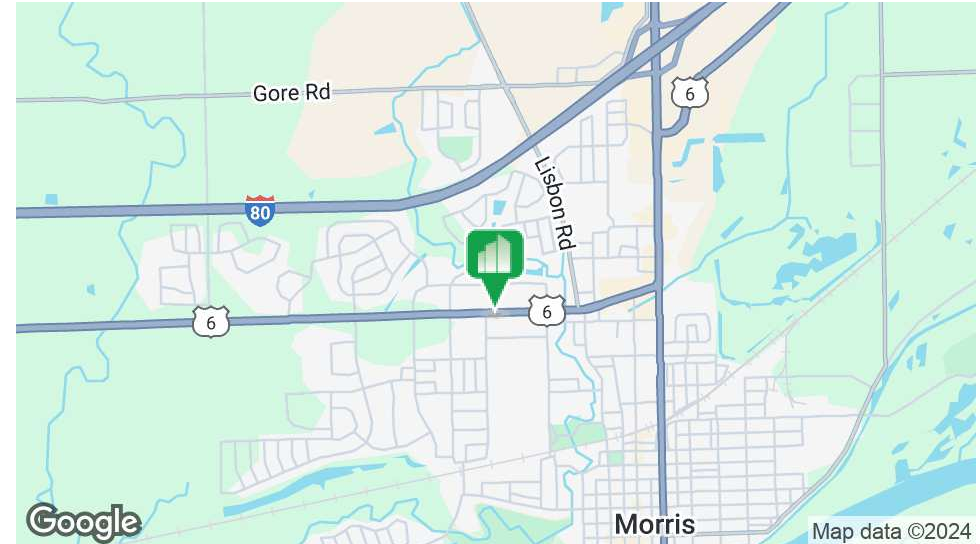
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OFFERING SUMMARY

Sale Price:	\$2,900,000
Lease Rate:	See Next Page
Building Size:	53,552 SF
Lot Size:	4.62 Acres
Zoning:	B-3
County:	Grundy
Taxes (2023):	\$47,413.74
Drive In Doors:	10
Showroom Ceiling Height:	20 ft.

PROPERTY OVERVIEW

Three buildings totaling approximately 53,552 SF. Office/Showroom - 35,072 SF, Repair Shop - 6,480 SF, Storage Warehouse - 12,000 SF.

PROPERTY HIGHLIGHTS

- High showroom ceiling makes this a versatile location for a variety of uses
- Shop and warehouse buildings on site
- Air conditioned office area
- Home to a successful business with a 40+ year history
- Outlot brings potential for future development
- Storage warehouse currently used for boat storage rentals
- Roof replaced in 2022
- Tenant in place through February of 2025, listing broker must accompany on all showings

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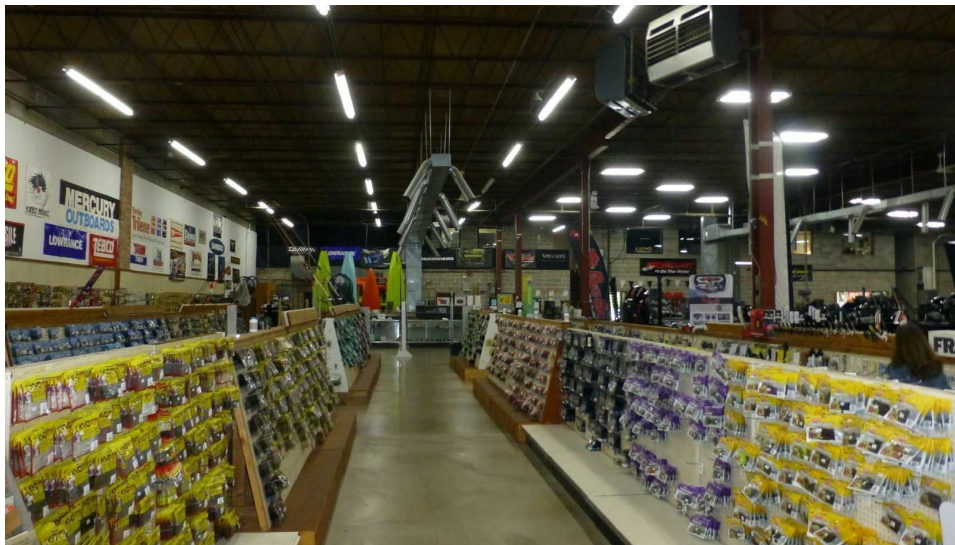
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	6,480 - 35,072 SF	Lease Rate:	\$5.00 - \$10.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Showroom	Available	35,072 SF	NNN	\$10.00 SF/yr
Warehouse/Shop	Available	12,000 SF	NNN	\$7.00 SF/yr
Storage	Available	6,480 SF	NNN	\$5.00 SF/yr

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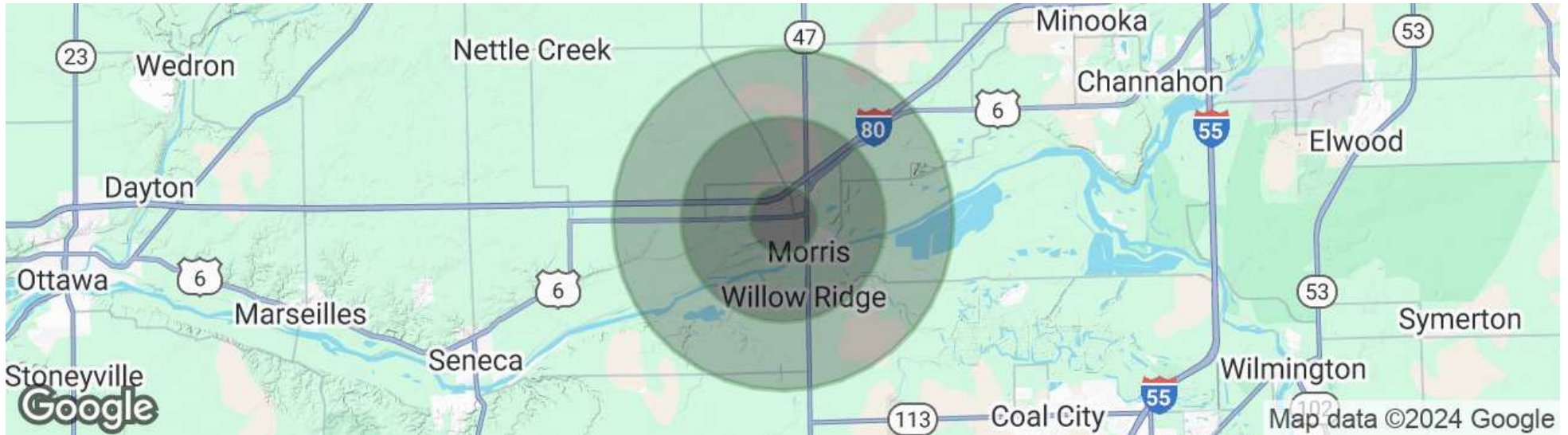
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,383	16,173	18,166
Average Age	42	42	42
Average Age (Male)	40	40	40
Average Age (Female)	44	43	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,025	6,762	7,511
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$104,948	\$108,918	\$113,378
Average House Value	\$309,582	\$305,252	\$313,451

Demographics data derived from AlphaMap