

USER / INVESTOR OPPORTUNITY!

201-255 KEYES AVENUE
HAMPSHIRE, IL

**PRICE
REDUCED!**



**±69,300 SF BUILDINGS FOR SALE
±8,700-21,300 SF UNITS AVAILABLE FOR LEASE**

PROPERTY SPECIFICATIONS:

PROPERTY SIZE:	±69,300 SF (contiguous)
SITE SIZE:	2.47 acres
TENANT:	Property 69% leased
PURCHASE PRICE:	\$1,499,000

BUILDINGS:

	201 KEYES	255 KEYS
BUILDING SIZE:	±45,300	±24,000 SF
ZONING:	B1 Business District	M1 Restricted Manufacturing
PROPERTY TAXES:	\$12,942.88 (2022)	\$10,373.38 (2022)

UNIT SPECIFICATIONS:

SIZE:	±1,600 SF (Office)	±8,700 SF	±11,000 SF	±24,000 SF	±24,000 SF
VACANCY:	AVAILABLE	AVAILABLE	AVAILABLE	LEASED	LEASED
CLEAR HEIGHT:		14' - 18'	20'	19'	16' - 19'6"
LOADING:		> 1 bumper dock > 1 drive-in door	> 1 drive-in door	> 2 exterior docks > 1 drive-in door	> 1 interior dock
HEATING:	Boiler Heat	Gas Forced Air	Radiant Heat	Gas Forced Air	Gas Forced Air

COMMENTS:

- > Available dry-storage space
- > Available units have drive-in-doors and access to common docks

Frank Griffin
Principal
fgriffin@lee-associates.com
D 847.638.3300

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

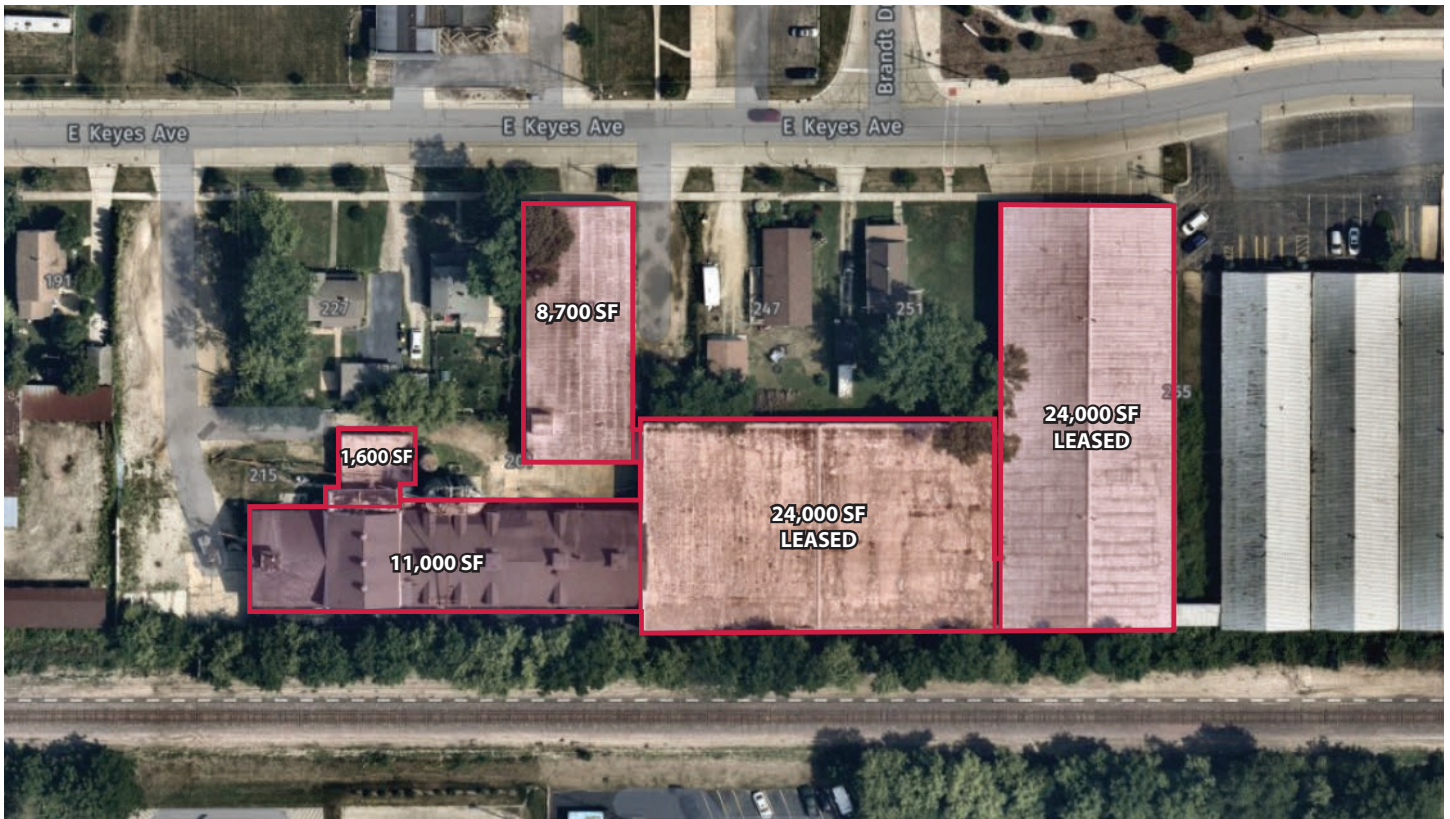
USER / INVESTOR OPPORTUNITY!

201-255 KEYES AVENUE

HAMPSHIRE, IL

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



Frank Griffin

Principal

fgriffin@lee-associates.com

D 847.638.3300

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.