

**FOR SALE
OR LEASE**

**10 W. Second
Pana, IL**



- 46,000 SF +/- Building
- 2 Parcels totaling 5.63 Acres
- Parcel #'s 11-25-21-224-001-00 & 11-25-21-224-002-00
- Plenty of Parking
- Loading Dock on West Side of building
- Building & Monument Signage permitted
- McDonalds, Casey's Store, Auto Zone, & Dairy Queen all within a few blocks away.
- City of Pana is eager to work with an occupant and may consider alternative uses that are non-conforming.
- Prior Wal -Mart Store
- Call Broker for details – Available NOW!
- Lease Rate: \$7.00 PSF NNN
- List Price: \$3,680,000

For information, contact:

LUKE ALLAN

LUKE@CHOOSEKWG.COM

618.202.4500 OFFICE

618.578.3598 MOBILE

784 WALL STREET, SUITE 150
O'FALLON, IL 62269

CHOOSEKWG.COM

