

PRICE REDUCTION!

FOR SALE - 41,423 SF Warehouse Facility



500 Earl Road Shorewood, IL 60404



AVAILABILITY

41,423 SF Warehouse
(10,000 of 2-Story Office)
3.89 Acre Site

SALE PRICE

~~Was \$3,200,000~~

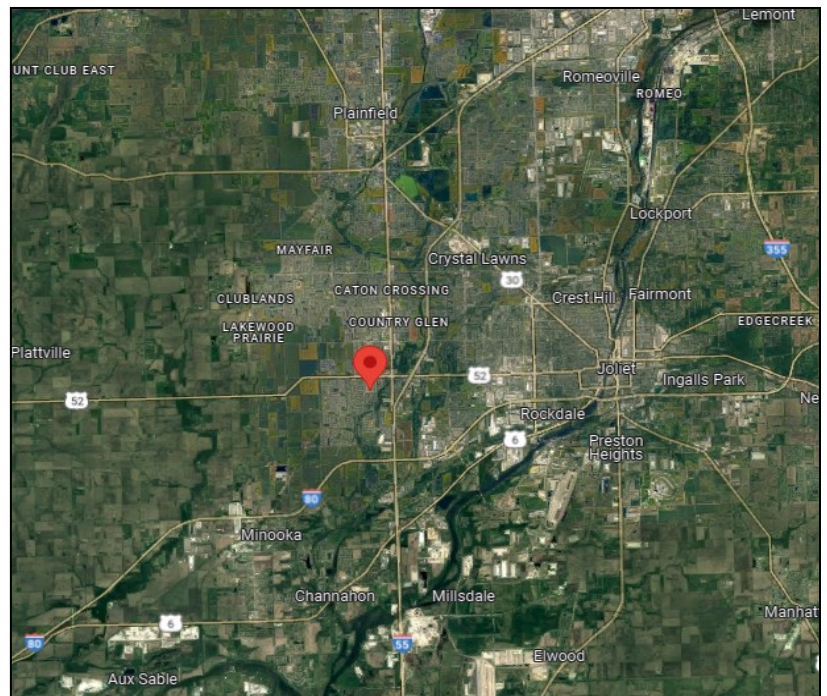
Now: \$2,800,000

Real Estate Taxes:
\$49,500 (2021)

Loading:
1 Exterior Truck Door
3 Drive-In Doors

18' Clear Ceiling Height

63 Parking Spaces



For More Information:
Mark Levy
President/Managing Broker
(630) 424-8902 x107
mlevy@sequoiarg.com

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FEATURES

Site Size:

2.11 Acres +

1.78 Acre Vacant Parcel

Power:

1200 Amps @ 480V

2,000 lb Material Lift

Zoning Class: I-2



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Subject Building Viewing Northeast



Subject Building Viewing Northwest

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Subject Building Viewing Southeast



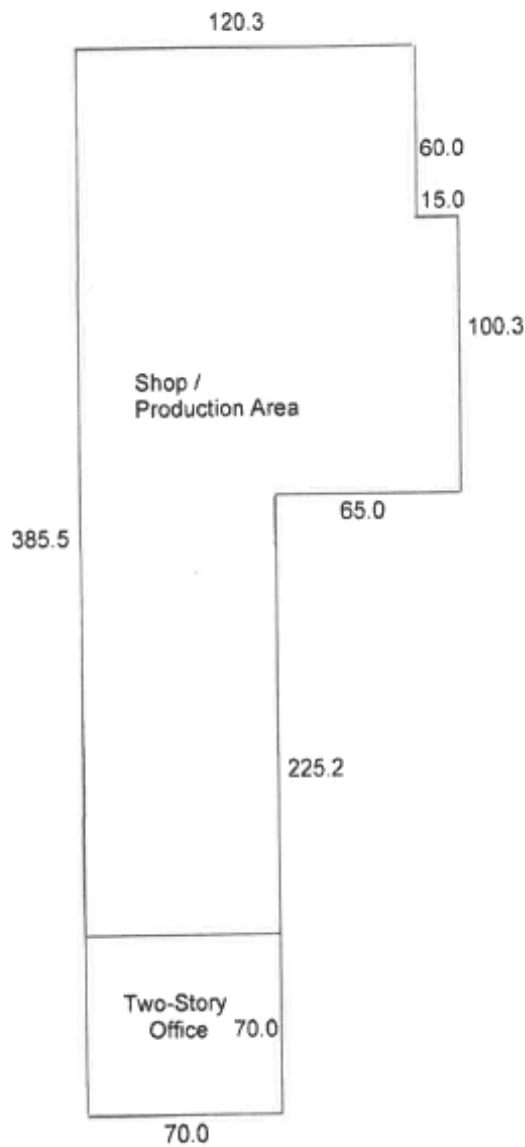
Subject Building Viewing Southwest

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IMPROVEMENT SKETCH



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