



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

# Former Landscaping Nursery

\$375,000  
\$10.00/ NNN

FOR SALE / LEASE



## 1709 CR 2200 E

St. Joseph, IL 61873

2,880 SF

INDUSTRIAL

RETAIL

### SALE PRICE

\$375,000

### LEASE PRICE

\$10.00/ SF NNN

### BUILDING SIZE

2,880 SF

### LOT SIZE

2.59 AC

### TAX PIN

28-22-03-400-020

### ZONING

B4 General Business

## PROPERTY DESCRIPTION

The subject property consists of a 2,880 SF metal building constructed in 2005, with 1,440 SF of retail/office and 1,440 SF of warehouse storage space. The warehouse area has 10' clear height to the rafters. There are three 10'x9' overhead doors in the warehouse area and one 9'x9' overhead door in the retail/office area. The building sits on 2.587 acres with a small pond. The property is on a septic system and well with an upgraded system that can produce up to 75 gallons of water per minute. The well has the capability to water all plant material inside and out. It can fill the outside pond in about one day. There is an injector system for fertilizing and insecticides. There are a total of 5 small greenhouses totaling approximately 6,000 SF (greenhouse dimensions: 2 - 25'x35', 1 - 30'x70', 1 - 20'x60', 1 - 16'x55'). Property has an onsite Guardian generator.

## AREA DESCRIPTION

The subject property is located a half mile north of Interstate 74 north of St. Joseph, IL and a fifteen minute drive from east of Champaign-Urbana.



**ZACH WETHERELL, CCIM**

217-403-3374

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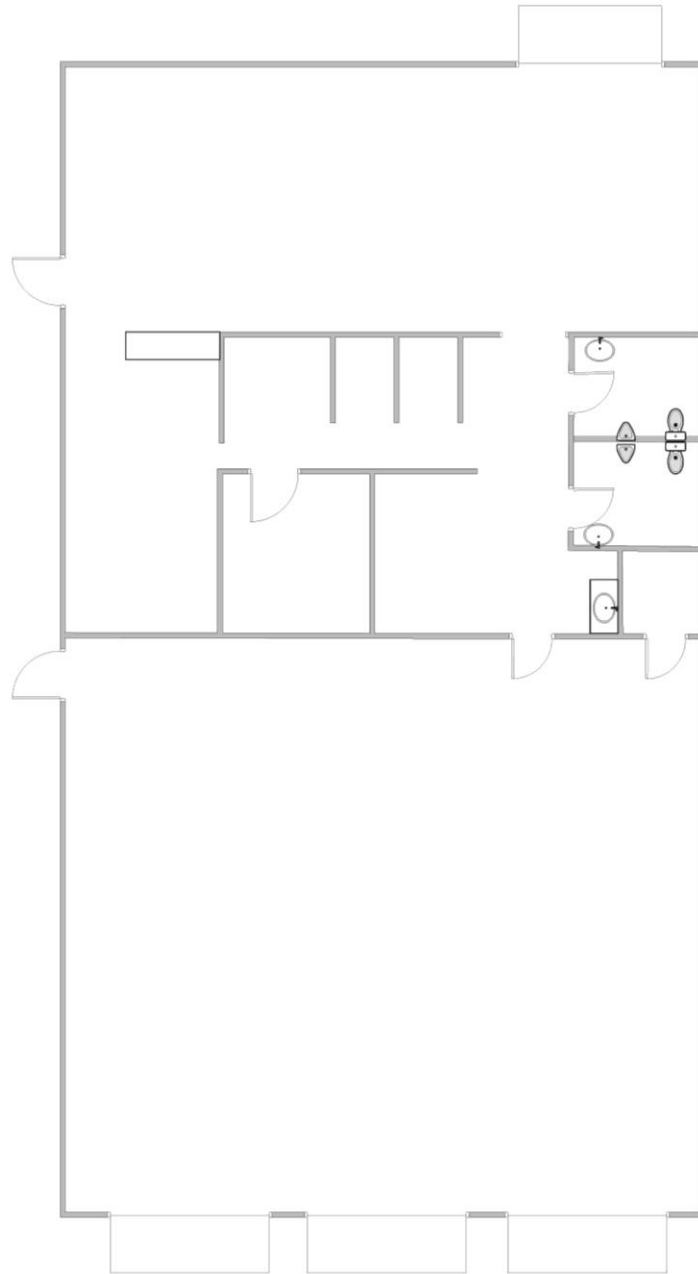
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**FOR SALE/  
LEASE**

## FLOOR PLAN



**ZACH WETHERELL, CCIM**  
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