

AVAILABLE FOR SALE OR LEASE
 201-255 KEYES AVENUE
 HAMPSHIRE, IL



±69,300 SF BUILDINGS FOR SALE
±8,700-24,000 SF UNITS AVAILABLE FOR SALE OR LEASE

PROPERTY SPECIFICATIONS:

PROPERTY SIZE:	±69,300 SF (contiguous)
SITE SIZE:	2.47 acres
TENANT:	Property 69% leased
PURCHASE PRICE:	Subject to offer
LEASE RATE:	Subject to offer

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)	\$11,454 (2024)

UNIT SPECIFICATIONS:

	±1,600 SF (Office)	±8,700 SF	±11,000 SF	±24,000 SF	±24,000 SF
SIZE:	±1,600 SF (Office)	±8,700 SF	±11,000 SF	±24,000 SF	±24,000 SF
VACANY:	AVAILABLE	AVAILABLE	AVAILABLE	Available - Mar 2026	Available - Mar 2026
CLEAR HEIGHT:	To Low Eve	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

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