

154 N State St
Marengo, IL 60152

For Sale

MLS #12300293

INVESTMENT (INDUSTRIAL)



INVESTMENT (INDUSTRIAL) FULLY LEASED

PRICE REDUCED \$749,900

**INVESTMENT OPPORTUNITY
12,000 SF FULLY LEASED
INDUSTRIAL BUILDING**

PRICE REDUCED on this 12,000 SF fully leased 2-unit investment opportunity. 9.25% CAP rate.

Unit A: Front section ±1,900 SF currently leased as a baseball practice facility. Open floor plan and 1 office.

Unit B: Rear section ±10,000 SF currently leased to a diesel and engine repair shop. 12'-16' ceilings, 600 amp, 480V, 3 phase power, floor drains, 3 DID's (12'x10', 12'x14', and 9'x9') and small mezzanine for storage.

There are two bathrooms (one currently used as storage – toilet removed). 10 parking spaces in rear of the building.

Contact broker for financial information.

Specifications

| | |
|-----------------|------------------------|
| Land Size: | .34 AC 14,800 SF |
| Year Built: | Older |
| HVAC System: | GFA |
| Electrical: | 600 amp, 480V, 3 Phase |
| Washrooms: | 2 |
| Ceiling Height: | 12 - 16 ft |
| Parking: | 10 |
| DID's: | 12x10, 12x14, 9x9 |
| Sewer/Water: | City |
| Zoning: | M |
| Taxes: | \$4,656. (2023) |
| PIN #: | 11-35-231-004 |

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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

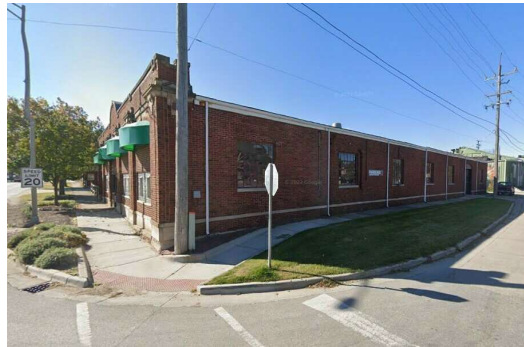
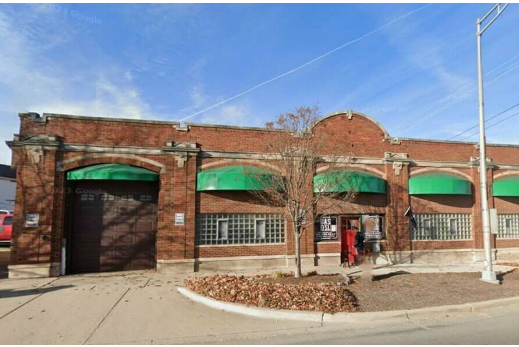


Senior Broker
Sharon Glasshof
SharonG@PremierCommercialRealty.com
O: 847.854.2300 x14 C: 847.533.6974

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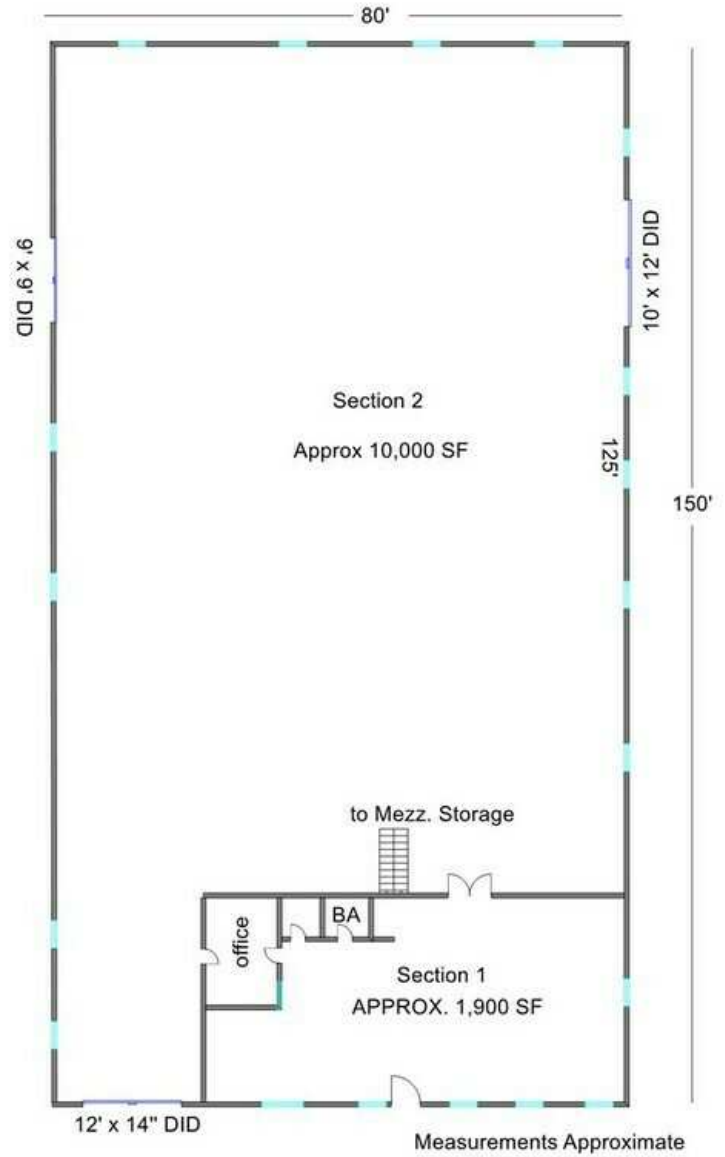
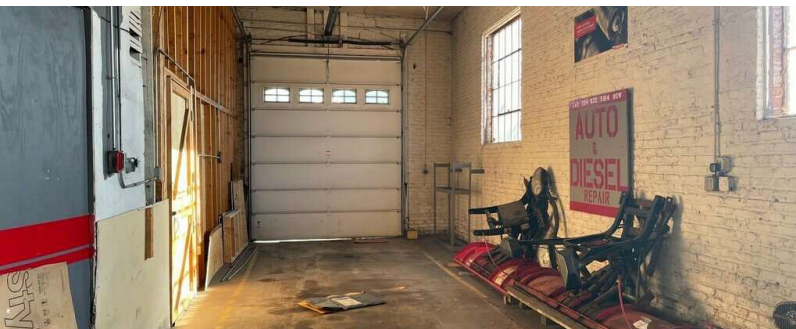
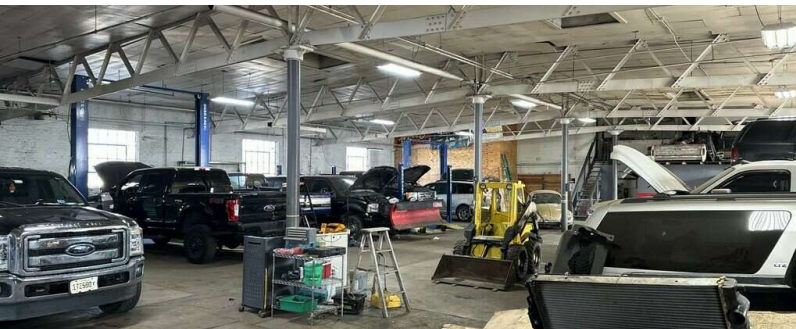


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