



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

RAIL-SERVED WAREHOUSE COMPLEX

Price Reduced: \$175,000 (Previously: \$199,000)

FOR SALE



W. Thompson Ave.,

Hoopeston, IL 60942

23,776 SF

LAND

WAREHOUSE/INDUSTRIAL

SALE PRICE

\$175,000.00

LOT SIZE

+/- 4.76 AC

TAX PIN

03 11 200 005, 013

REAL ESTATE TAX

\$8,417.08 - 2022

BUILDING SIZE

23,776 SF

PARKING

Multiple

ZONING

Commercial Industrial

YEAR BUILT

1960

PROPERTY DESCRIPTION

Several buildings occupy this former fertilizer facility. They include a 1,440 sf office, 2,560 sf pole barn, 5,760 sf pole barn, 14,016 sf block warehouse with attached 3,520 sf covered tank farm, & 500,000 gallon liquid storage tank. The tank farm and connected storage tank have rail access.

20 Year Non-Compete Clause. Seller will convey title to the Property or Buyer by a special or limited warranty deed, subject to a restriction that for a period of twenty (20) years following the conveyance, the Property may not be used for the sale or distribution of agricultural chemicals, seed, or fertilizer.

AREA DESCRIPTION

Hoopeston is a city in Grant Township, Vermilion County, Illinois, United States. As of the 2020 census, the city population was 4,915. Hoopeston is located at the intersection of Illinois Route 1 and Illinois Route 9, about one mile from the north edge of Vermilion County. Business and manufacturing in Hoopeston have historically been related to agriculture.



LARRY KUCHEFSKI

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217-918-0871
lk@cbcdr.com



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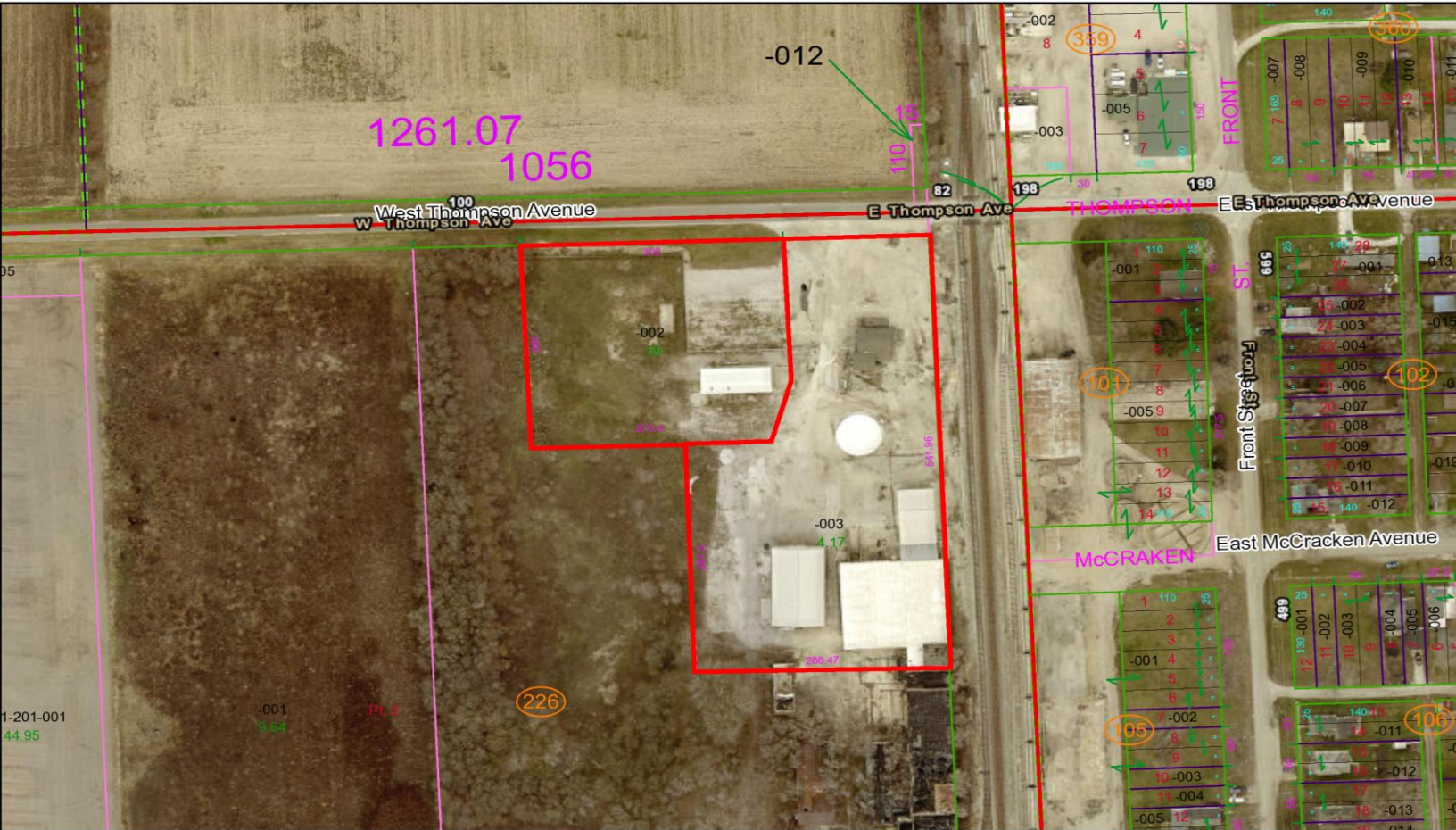
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PLAT



7/13/2023

- 1 inch -
Scale - 1:2,000
1 inch = 167 feet
1 inch = 0.032 miles

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