

6303 Maxon Rd, Harvard, IL



- + 180,500 SF two-story manufacturing building (115,318 SF footprint)
- + Former milk processing plant with equipment in place (price separately)
- + Approx. 25,000 SF in 9 ancillary buildings
- + 24.7 acre site includes:
 - + Approx. 100 trailer parking on site
 - + Separate area for approx. 65 trailers
 - + Separate lot accommodating 80 cars and 8 motorcycles
- + Concrete, brick, and metal panel building
- + 12'-6" - 26' clear heights
- + 21 exterior docks
- + 4 truck-height drive-through o/h doors
- + Floor drains throughout
- + Located in an Opportunity Zone

+ Improvements include:

- + 35 Food-grade holding tanks
- + 2 Resin silos
- + On-site wastewater treatment plant
- + 3 potable water wells and water tower
- + Two 4,000 amp electrical services
- + Borders Union Pacific Chicago Chemung rail spur
- + Just north of Rte. 173
- + Under 19 miles to I-90

ADDRESS	PIN	PARCEL SIZE
6303 MAXON RD.	01-33-351-019 01-32-477-014	20.38 AC
XX MAXON RD.	01-33-301-003	3.11 AC
23916 CENTER ST. 23914 CENTER ST.	01-33-352-019 01-33-352-020	1.2 AC

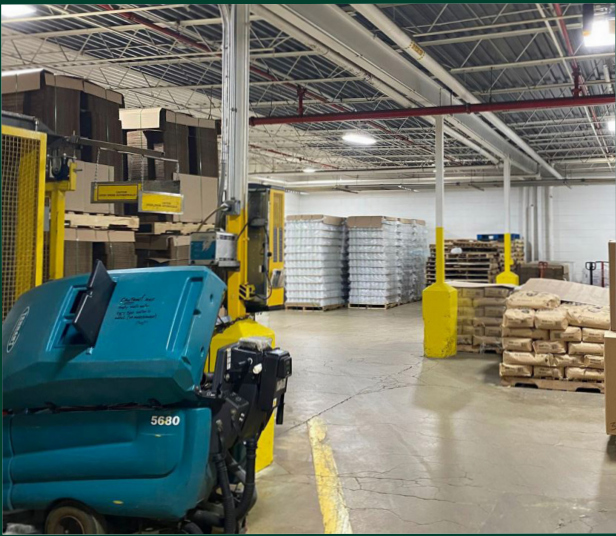
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For Sale

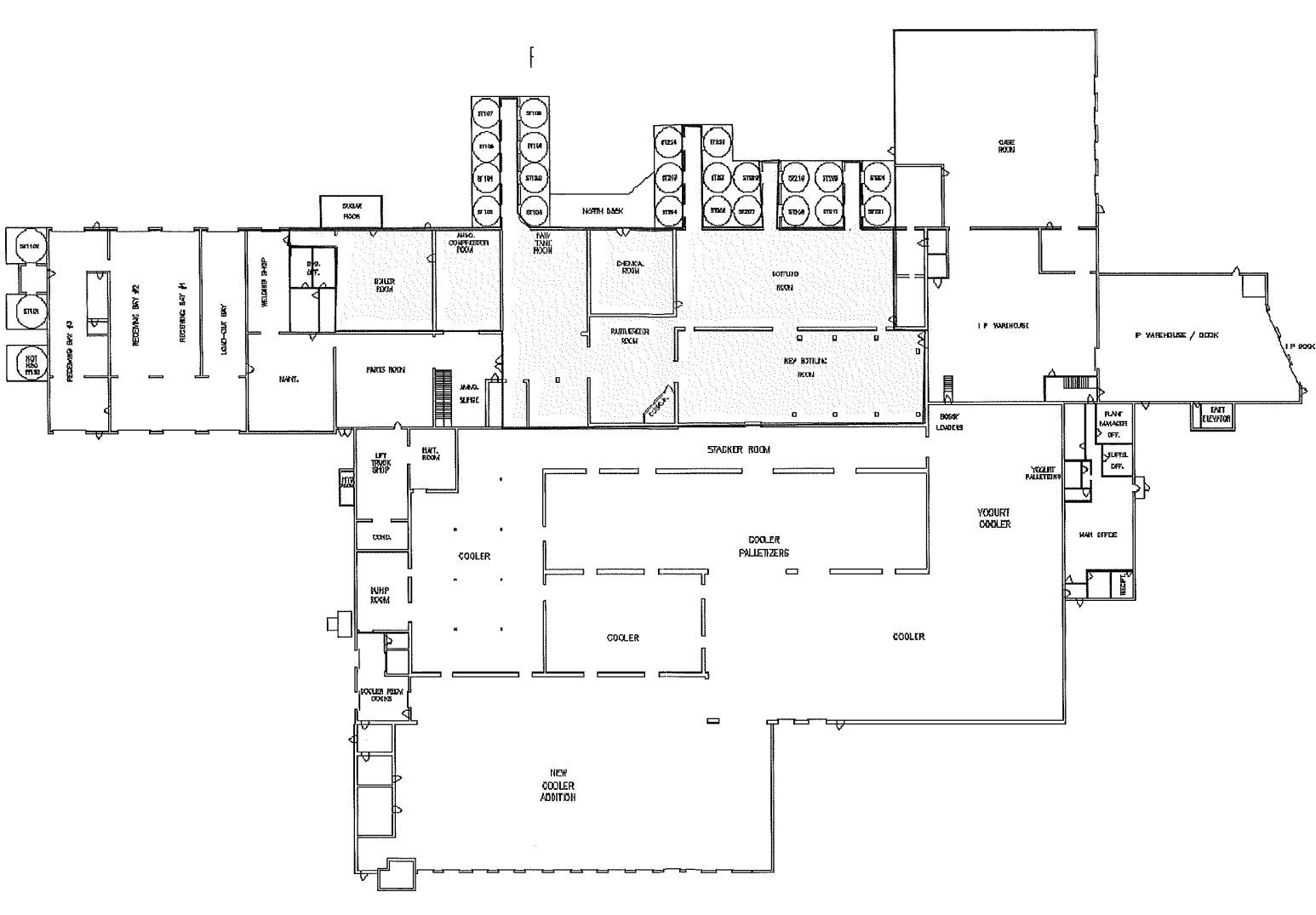


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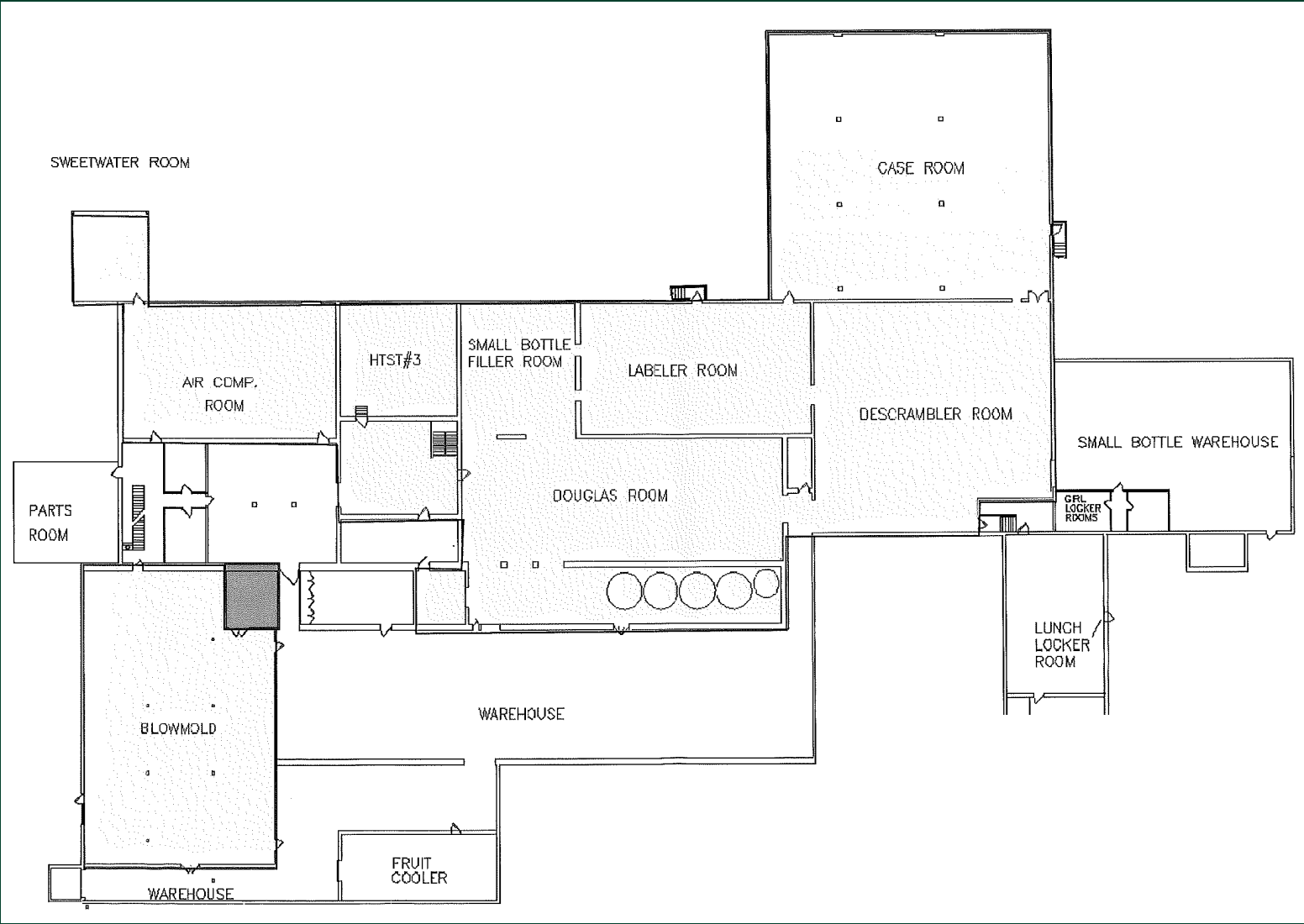
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FLOOR PLAN - FIRST FLOOR



FLOOR PLAN - SECOND LEVEL



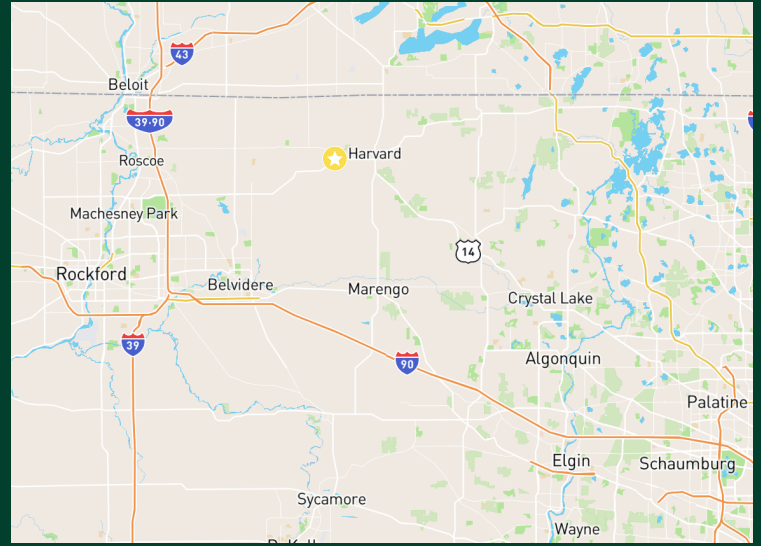
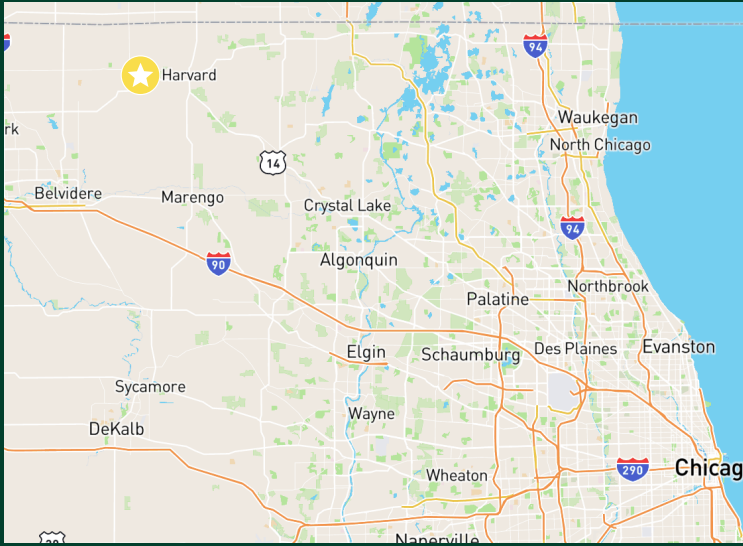
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