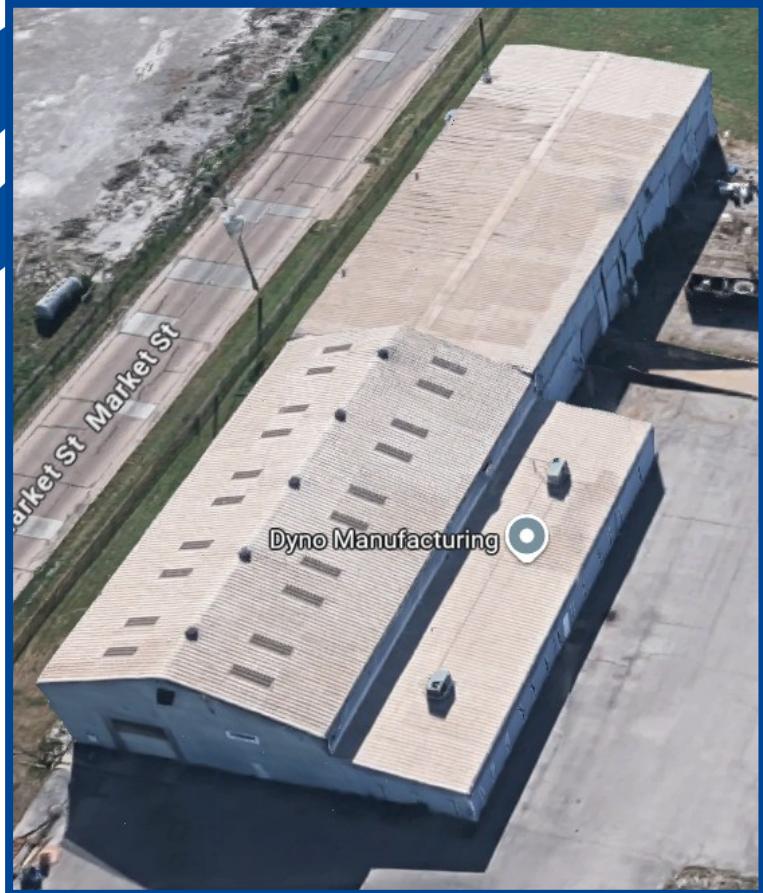


FOR SALE

22,740 SF OFFICE/WAREHOUSE/MANUFACTURING BUILDING ON 4.16 ACRES

2 FOX INDUSTRIAL DRIVE, MADISON, IL 62060



Building: 22,740 SF Office/Warehouse/Manufacturing Building

3,840 SF OFFICE

18,900 SF WAREHOUSE

Acres: 4.16

SALE PRICE: \$879,000.00 (\$38.66 per SF)

Adjacent Parcels Available:

3.6 to 8.6 Adjacent Acres + Office/Warehouse Buildings

Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/ Lessee's Independent Investigation.

Linda Miller, Broker
618.444.3888
LindaM.remaxcommercial@gmail.com

1668 Windham Way
O'Fallon, IL 62269
PreferredCommercialRE.org

PROPERTY DETAILS

22,740 SF OFFICE/WAREHOUSE/MANUFACTURING BUILDING ON 4.16 ACRES

Located in Madison, IL, this property offers a fantastic opportunity for development, business expansion, or investment.

Spacious Acreage: 4.16 Acres of land with ample space for growth

Warehouse Building: A 22,740 SF Metal Office/Warehouse/Manufacturing Building:

18,900 SF Warehouse/Manufacturing
 3,840 SF Office

Warehouse Ceiling Height: 20'

3 Drive-In Doors

1 Loading Dock

Outside Yard

Property is Totally Fenced with Automatic Gate

Electric: 3 Phase

Zoning: Industrial by Madison, IL

Year Built: 1980

Parcel ID: # 21-1-19-25-00-000-007 (Madison County, IL)

SALE PRICE: \$879,000.00 (\$38.66 per SF)

Adjacent parcels also available for purchase, offering flexibility for future expansion or development. Contact Linda Miller at 618.444.3888 to learn more and schedule a showing!

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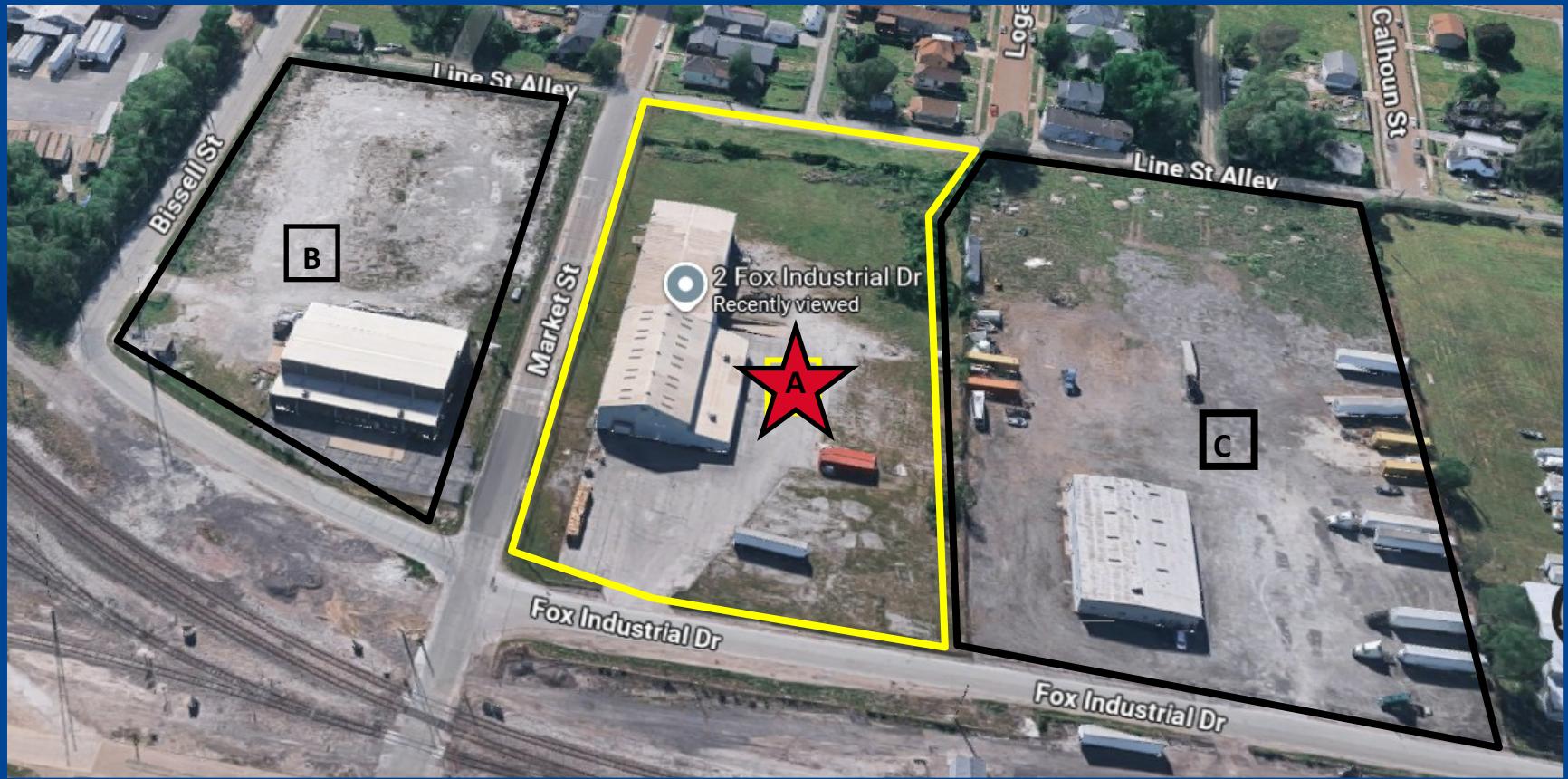
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ADJACENT PARCELS AVAILABLE

3.6 TO 8.6 ADJACENT ACREAGE + WAREHOUSE BUILDINGS

Fantastic Opportunity for Development, Business Expansion, or Investment

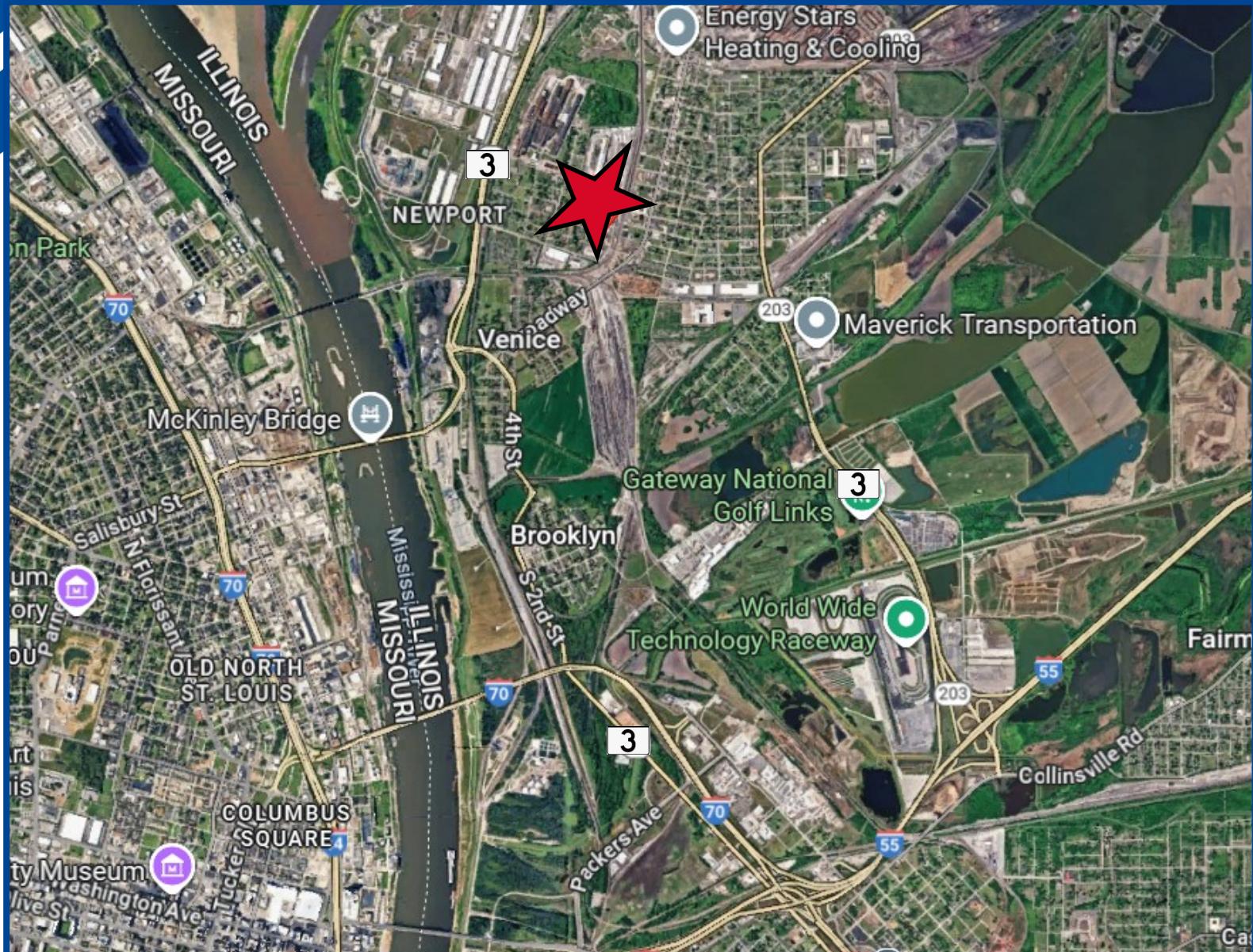


A. Subject Property For Sale: 22,740 SF Office/Warehouse/Manufacturing Building on 4.16 Acres SALE PRICE: \$879,000.00
ADJACENT PARCELS AVAILABLE:

- B. 15,620 SF Office/Warehouse Building on 3.6 Acres SALE PRICE: \$624,500.00**
- C. 9,120 SF Office/Warehouse Building on 5 Acres SALE PRICE TO BE DETERMINED**

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Property Site

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