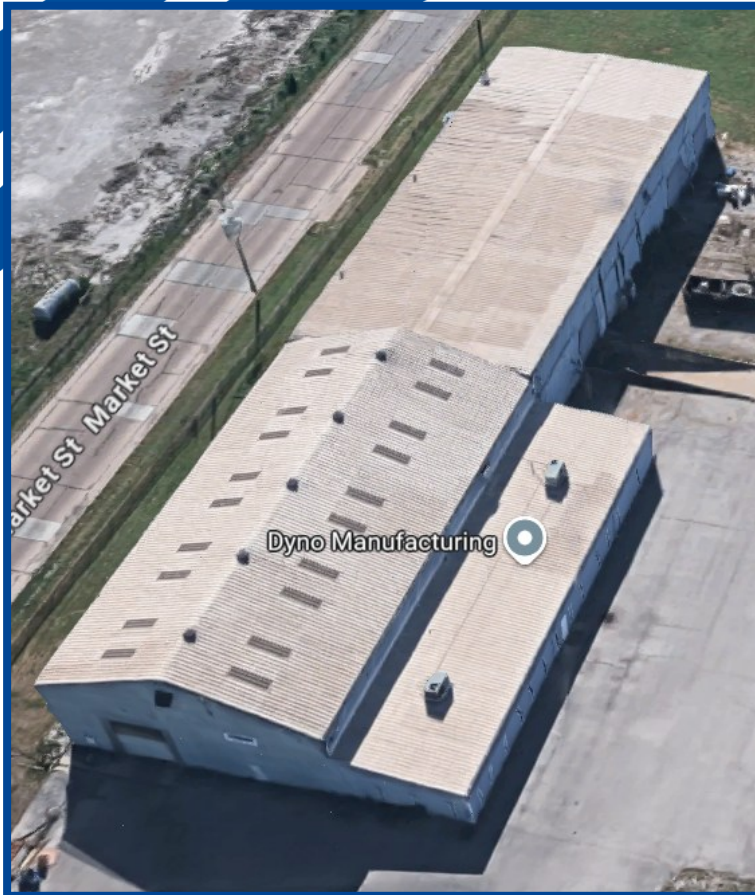


**FOR SALE**

**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

2 FOX INDUSTRIAL DRIVE, MADISON, IL 62060

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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**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**

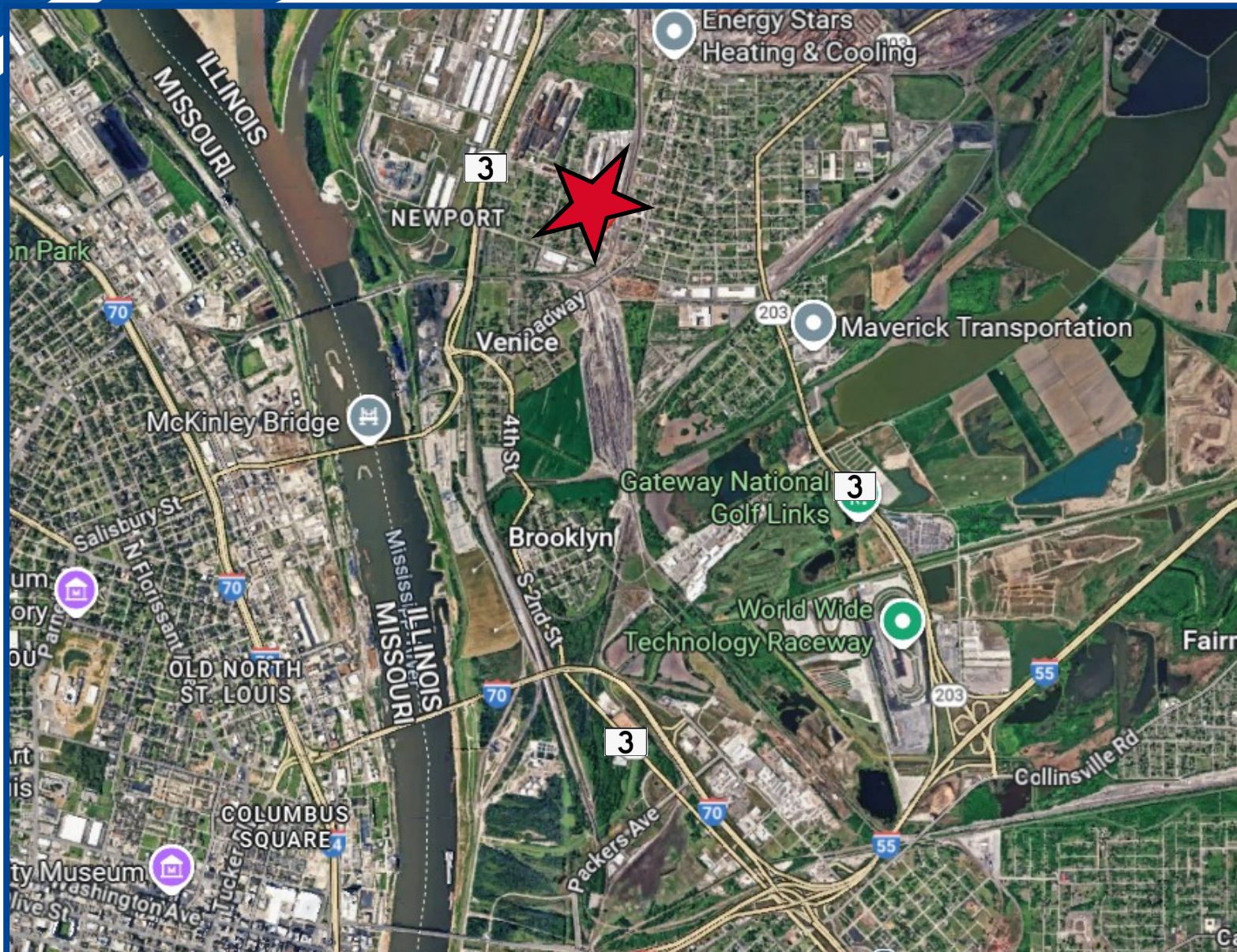
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Property Site

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