



## 2869 N 3501st Rd

2869 N 3501st Rd, Seneca, IL 61360

# RE/MAX<sup>®</sup>



**Philip Howell**

ReMax Top Properties

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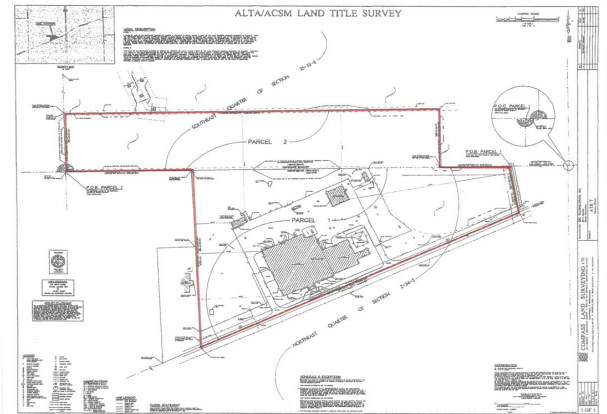
(815) 228-4883



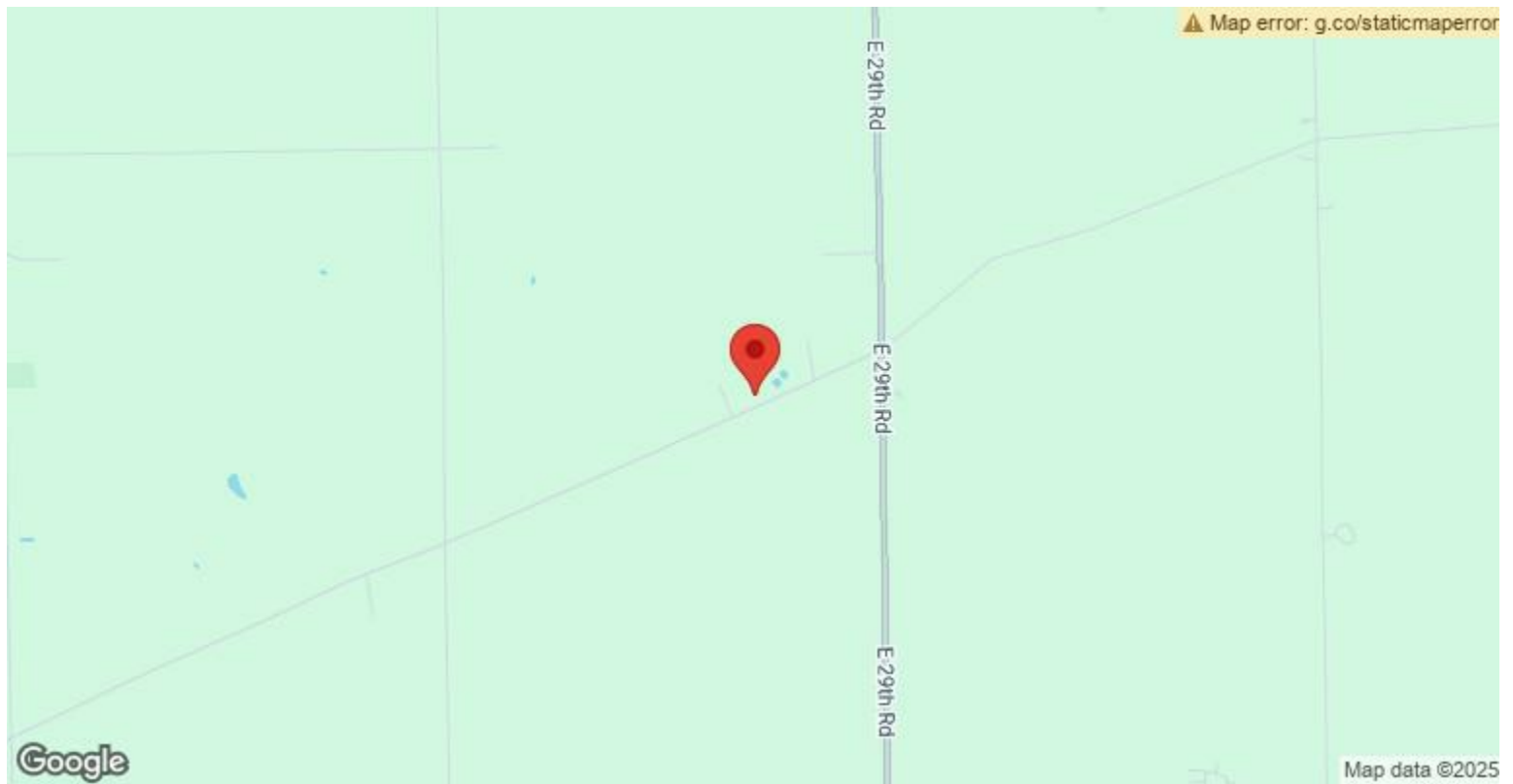
## 2869 N 3501st Rd

\$3,495,000

Unique commercial opportunity awaits! 151,424 sq ft structure, built to military specifications situated on 22 acres .Approx 60 miles west of Chicago -property has easy hard road access to Rt 80 and near highway 52, 71 and I-39 that allows for smooth accessibility to anywhere in the Midwest yet, discreetly located away from any dense populations. Incredible location for data center, high value storage or nearly any additional secure commercial needs! Building features concrete walls, ceiling, floor and roof- with usable basement and freight elevator. Interior has flowing floorplan throughout, very well maintained, last used as AT&T Telecom facility. Property includes 270' communication tower, 4,200 sq ft heated shop building with 3 overhead drive in doors, 1,800 sq ft garage building and secure fence already in place. 34KV to 277/480V, 2500 KVA power. Call or email for more information or to request private showing. Property is also for lease for qualified clients for \$3.50 a sq. ft...



Price:	\$3,495,000
Property Type:	Industrial
Property Subtype:	Manufacturing
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	22.10 AC
Gross Building Area:	151,424 SF
Rentable Building Area:	151,424 SF
No. Stories:	3
Year Built:	1956
Tenancy:	Single
Parking Ratio:	0.38/1,000 SF
Clear Ceiling Height:	13 FT
No. Dock-High Doors/Loading:	1
APN / Parcel ID:	16-02-200000



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## Property Photos





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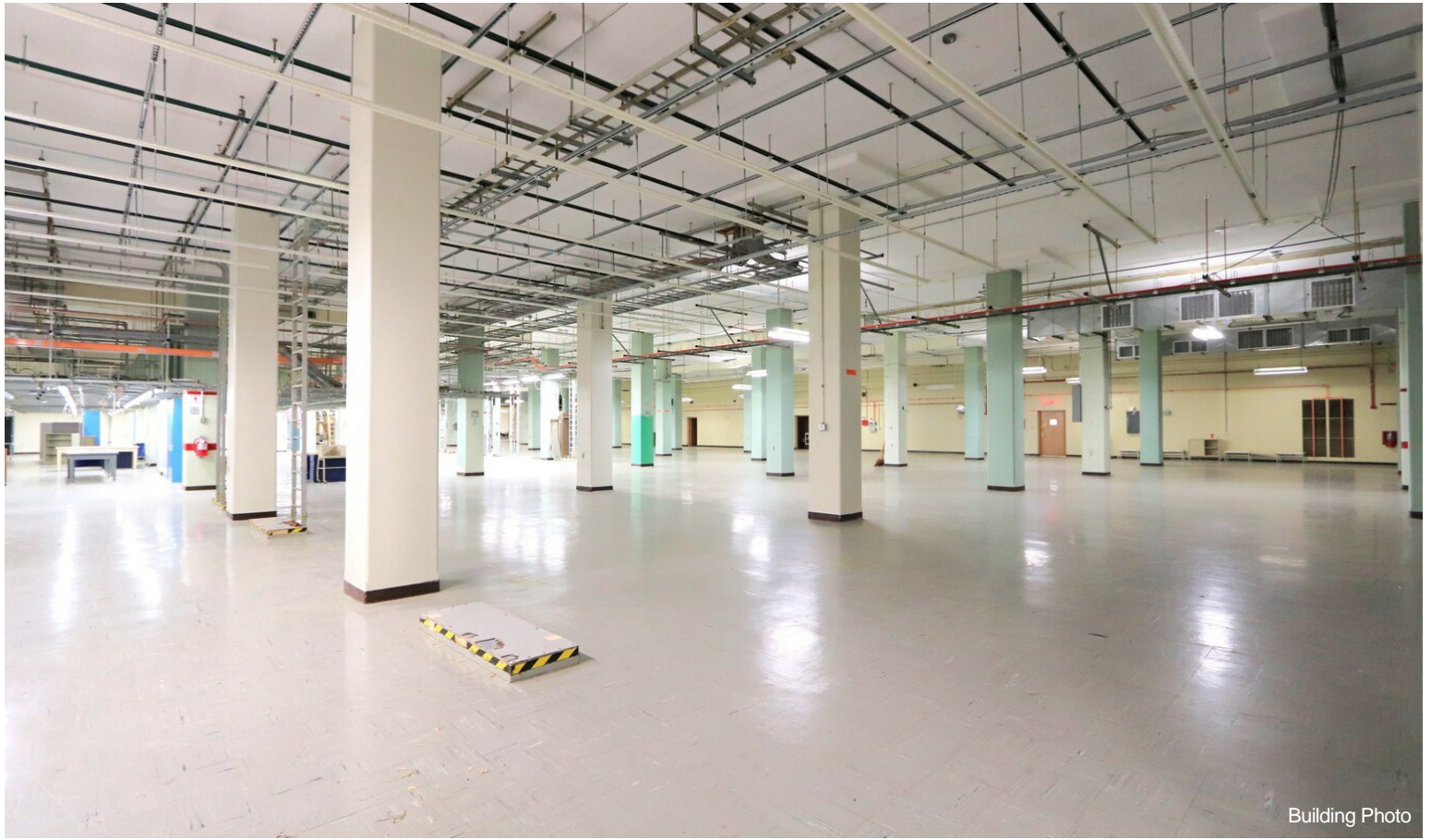


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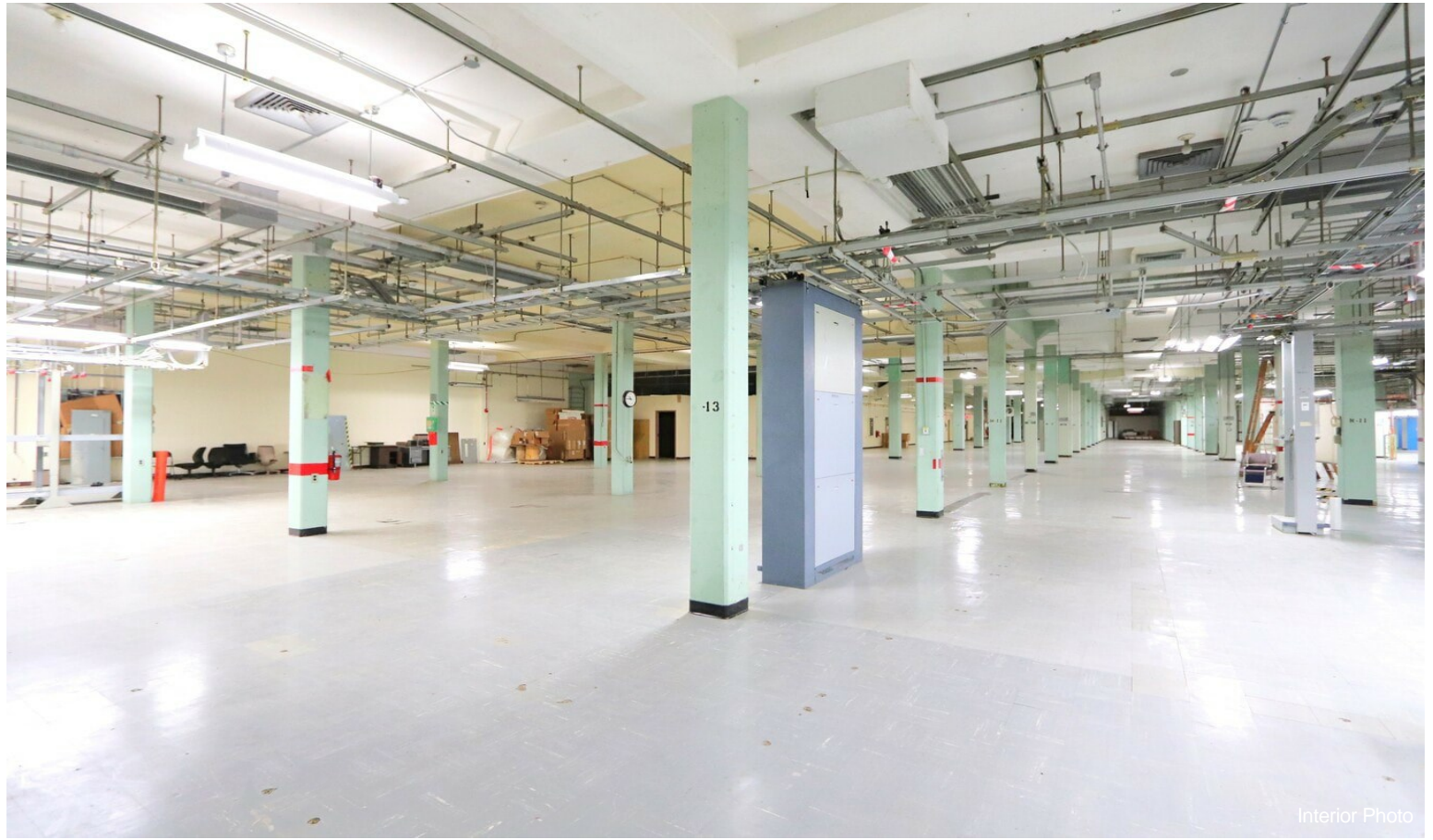


## Property Photos

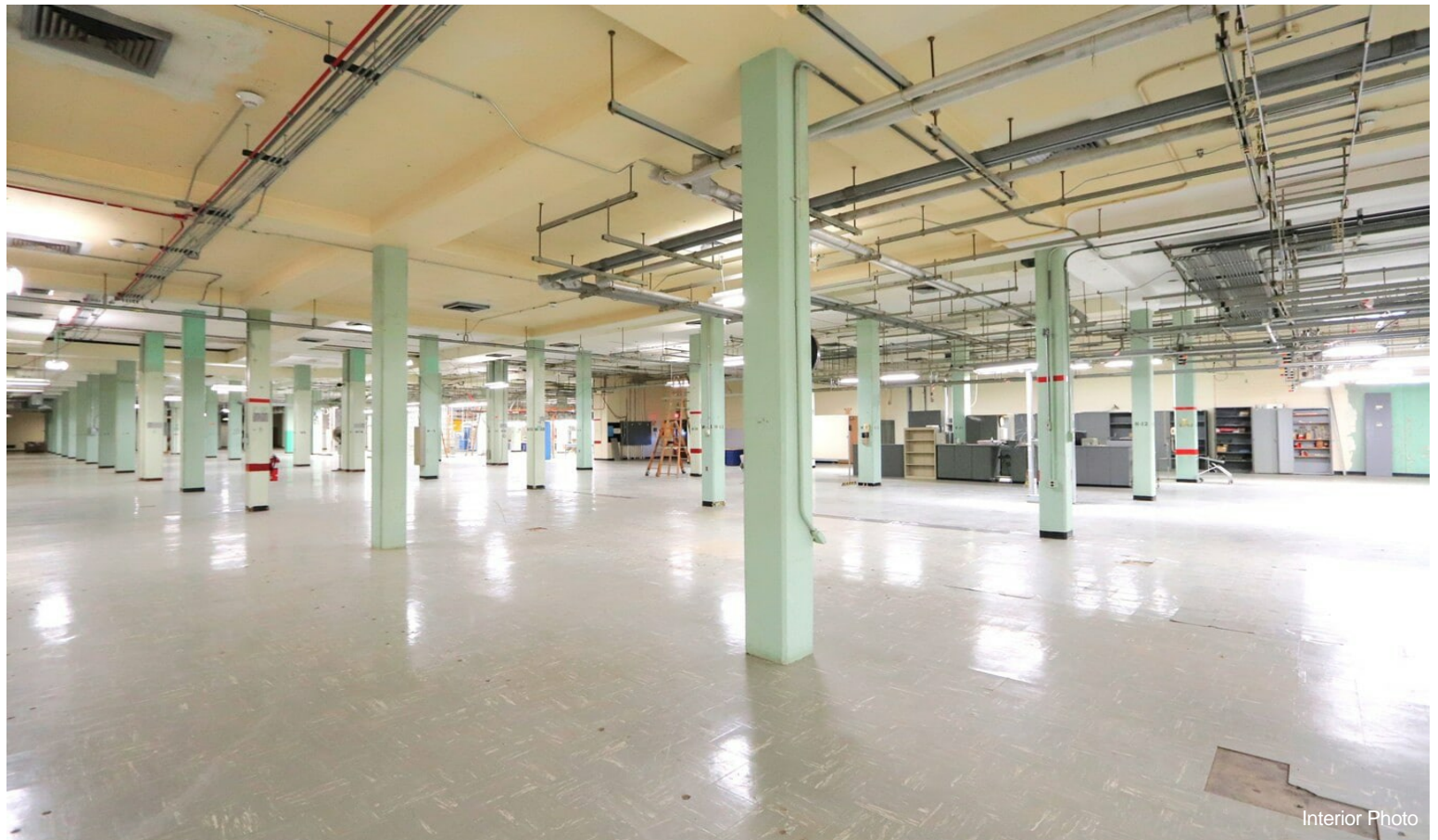




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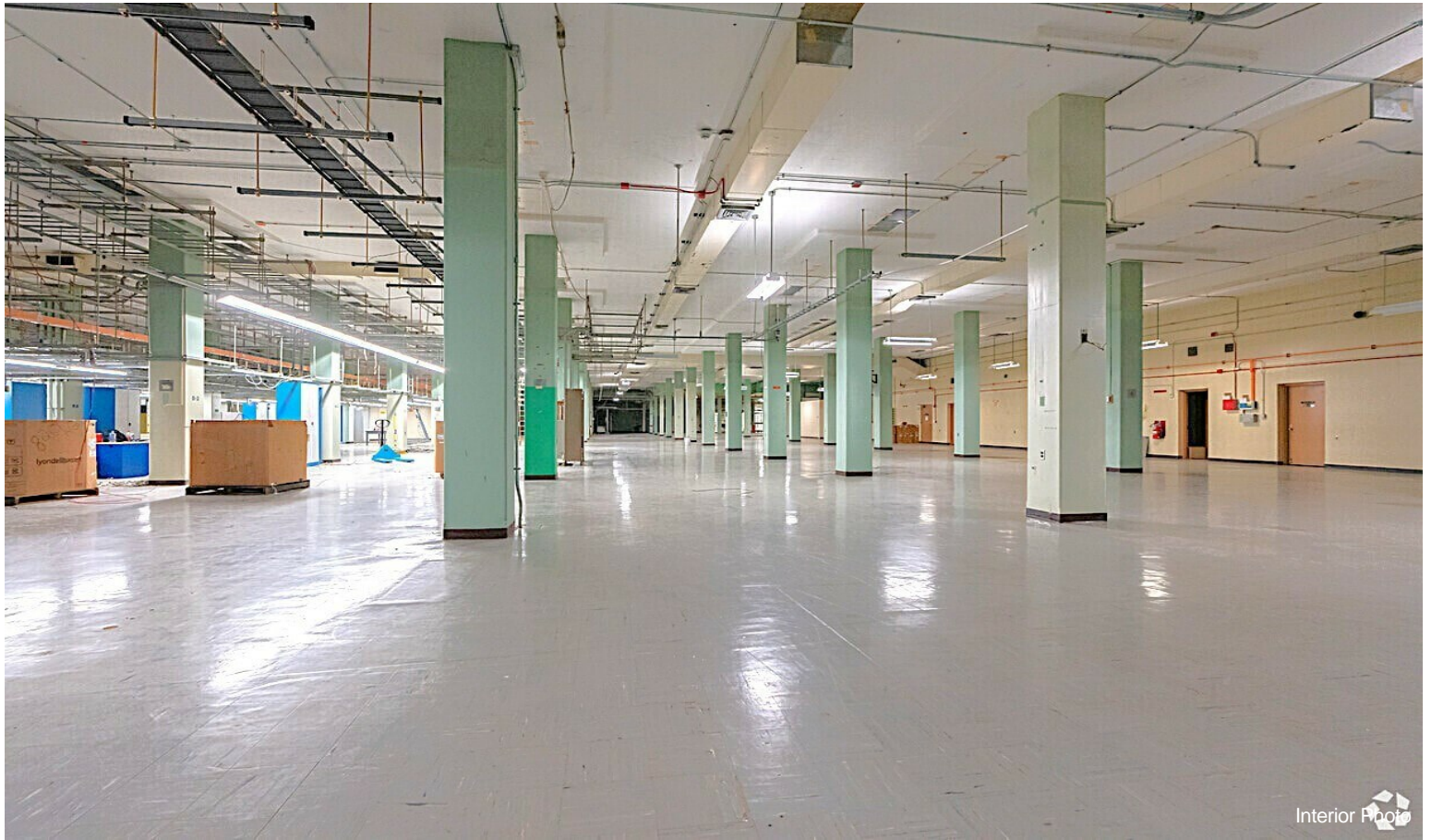
Interior Photo



Interior Photo

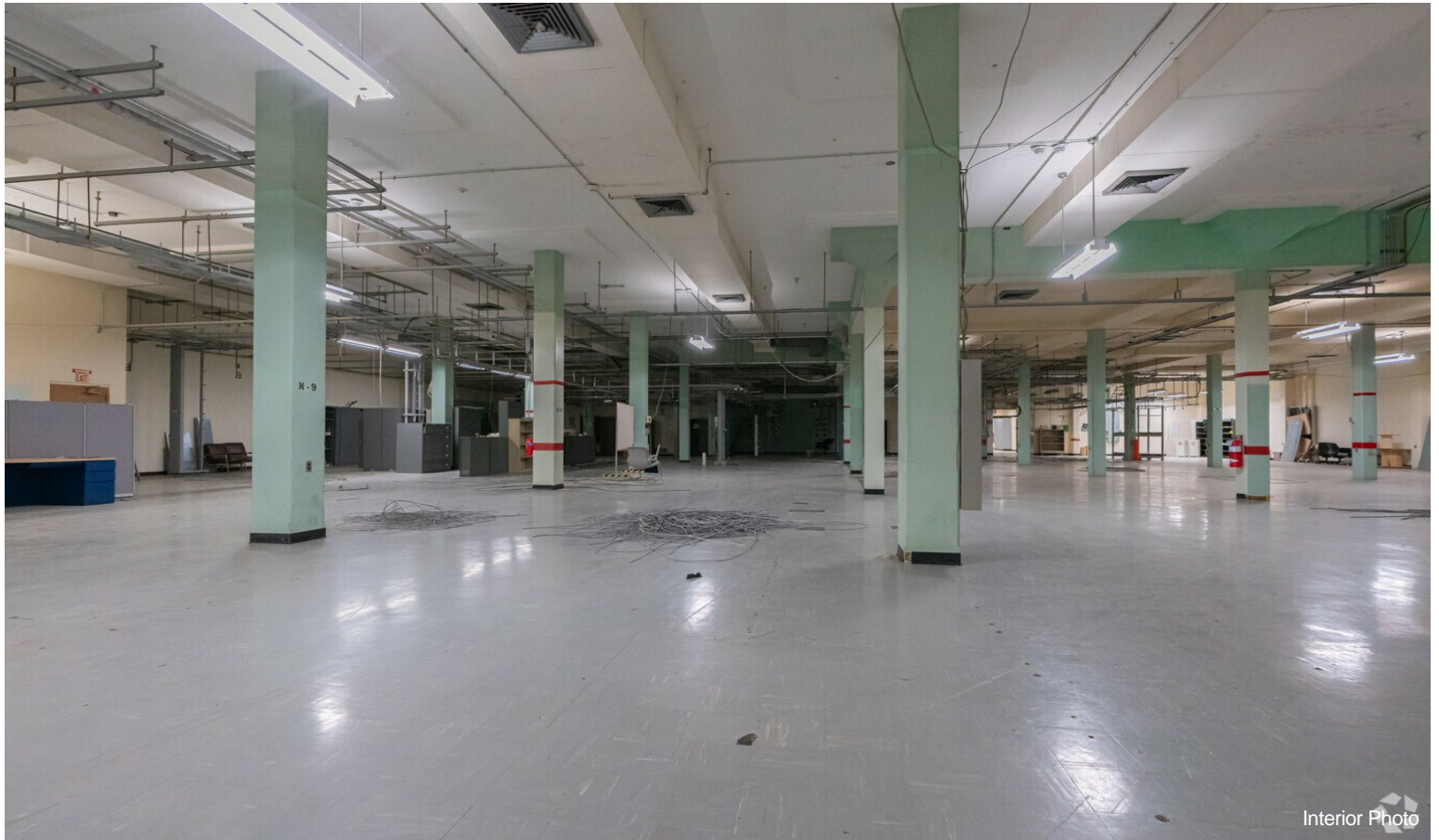


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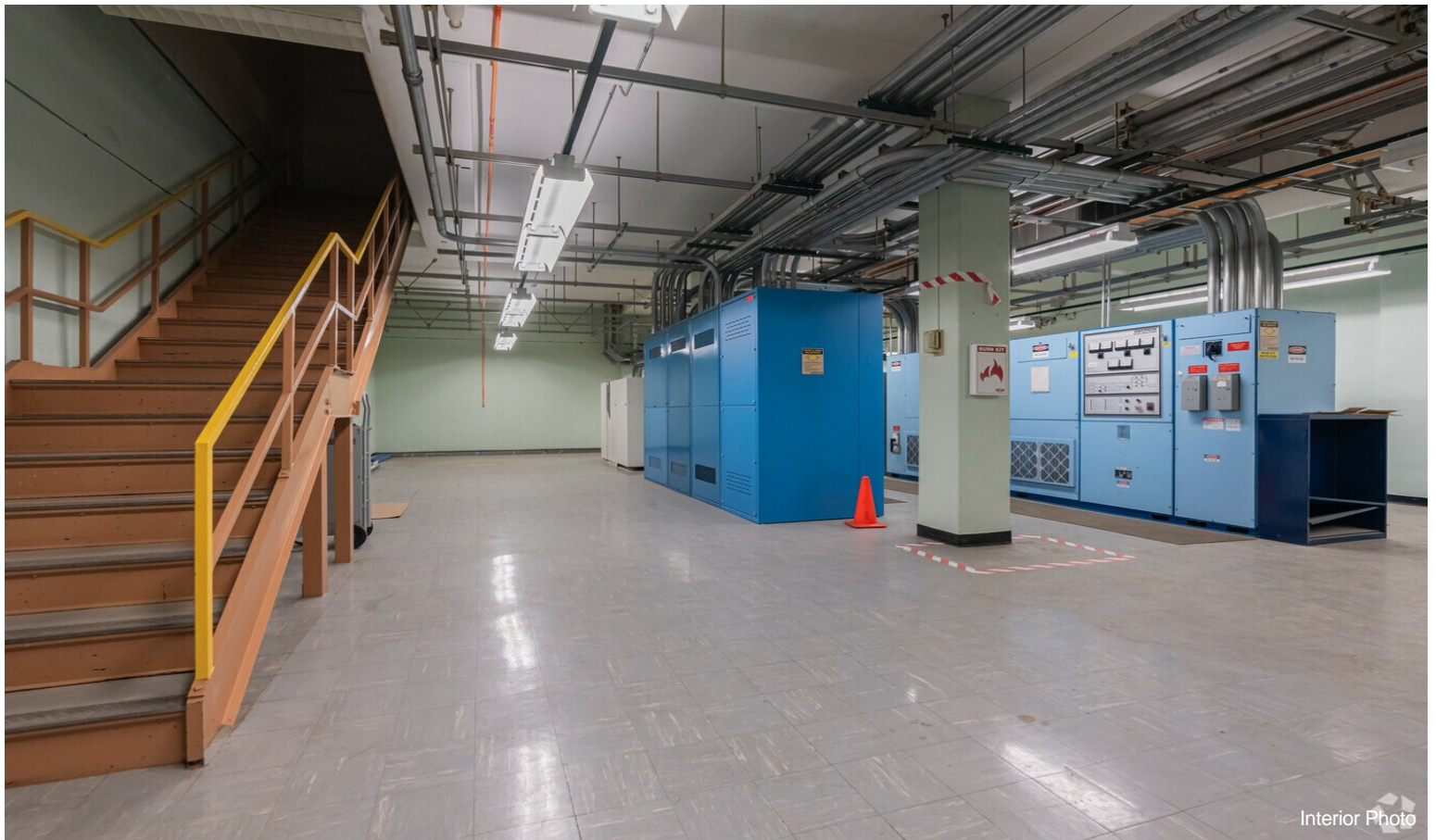
Interior Photo



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Interior Photo



Building Photo



## Property Photos



Interior Photo



Building Photo



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