



## Galewood Roofing Building

2641 Davisson St, River Grove, IL 60171



**Ed Ruiz**

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# Galewood Roofing Building

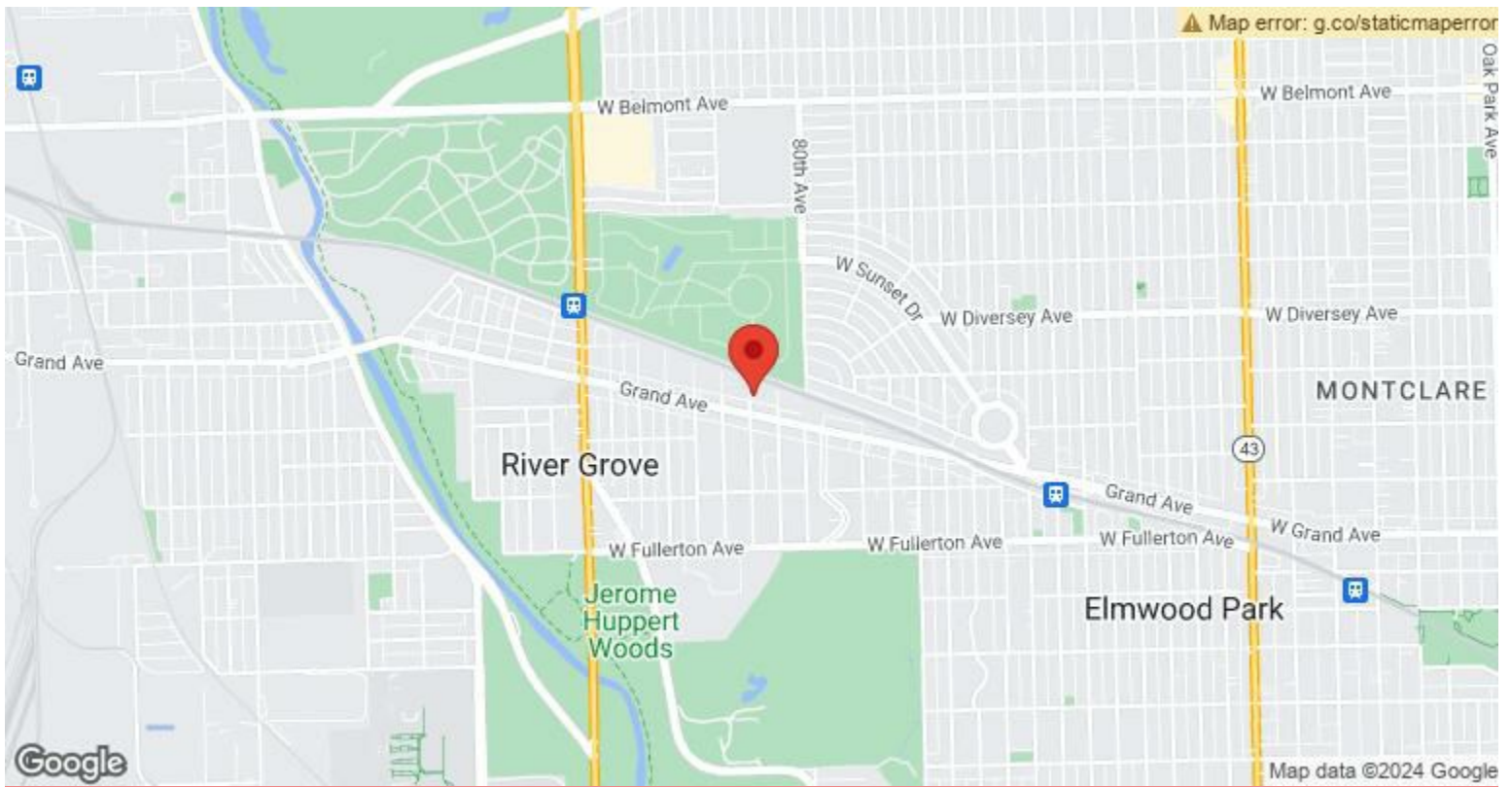
\$950,000

Introducing an exceptional commercial property in River Grove, IL! This 7,500 square foot bow truss building is packed with features including two overhead doors, one 14 feet high and the other 12 feet high, along with two docks for efficient logistics. Complementing this space is 10,000 square feet of gated land surrounding the building, a rare find in this area. It also includes a 1,300 square foot office space equipped with HVAC, making it ideal for various business needs. On the market for the first time in over 30 years, this property was previously used by a roofing company and boasts a warehouse with a drains and a triple catch basin, as well as a dry sprinkler system. Zoned M-1 for light manufacturing, it offers endless possibilities for its next owner. Plus, with...

- Owner willing to hold paper
- 2 Docks
- Drains with triple catch basin
- 10,000 square foot gated yard
- Dry sprinkler system
- 2 over head doors (14 ft and 12 ft)



Price:	\$950,000
Property Type:	Industrial
Property Subtype:	Manufacturing
Building Class:	C
Sale Type:	Owner User
Lot Size:	17,500 SF
Rentable Building Area:	7,500 SF
Rentable Building Area:	7,500 SF
Sale Conditions:	Building in Shell Condition
No. Stories:	1
Year Built:	1954
Tenancy:	Single
Clear Ceiling Height:	22 FT
No. Dock-High Doors/Loading:	2
No. Drive In / Grade-Level Doors:	2



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# Property Photos



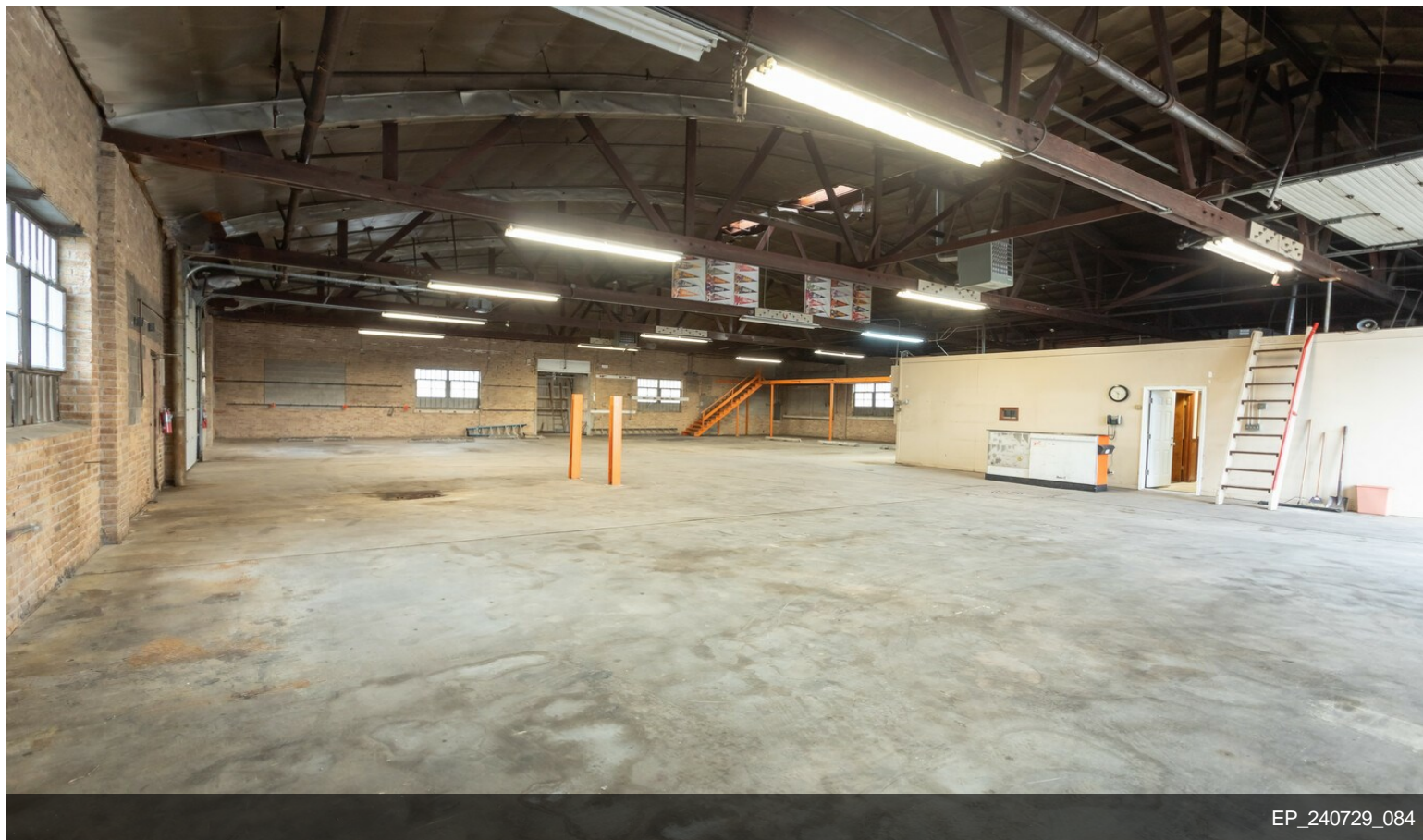
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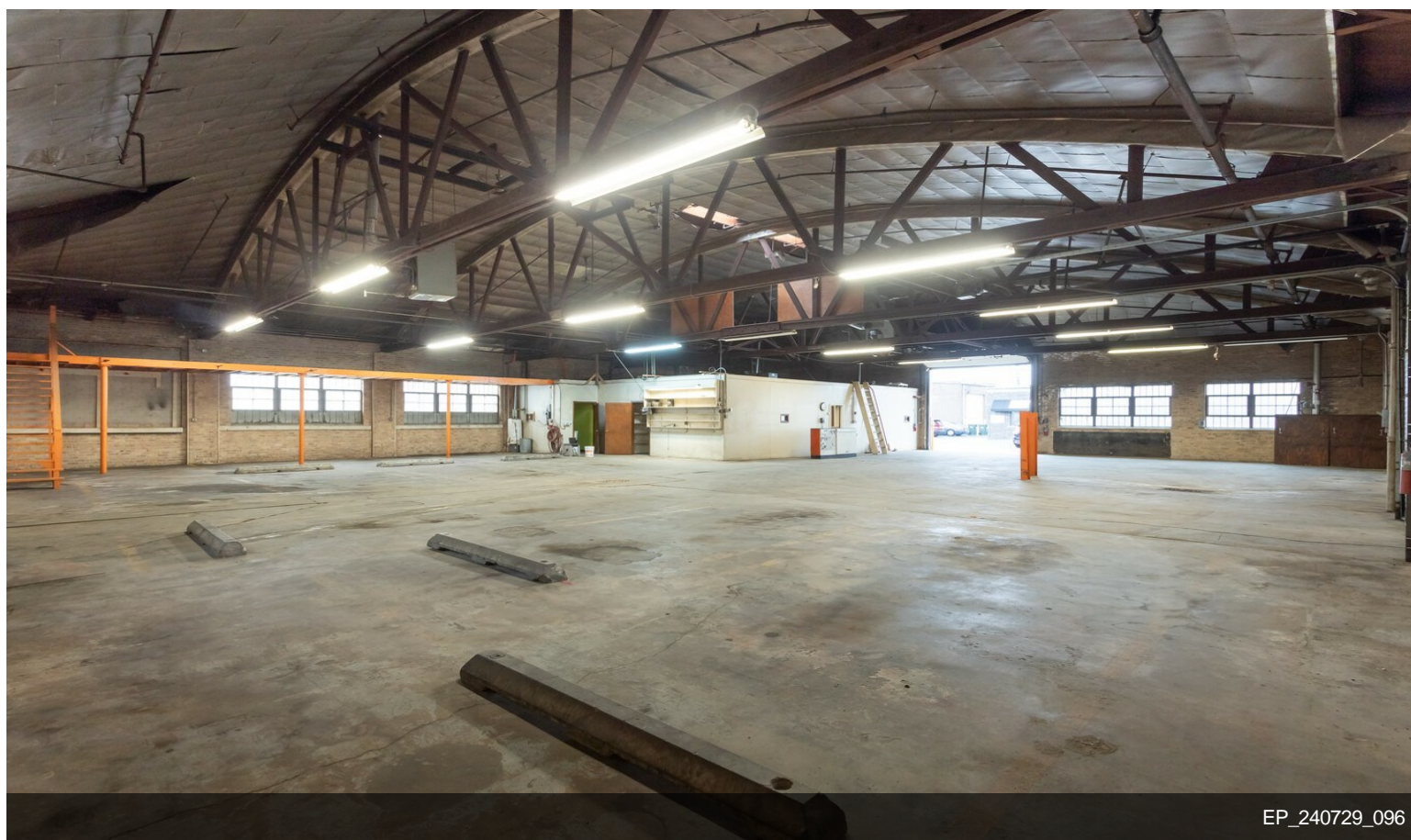
# Property Photos





# Property Photos

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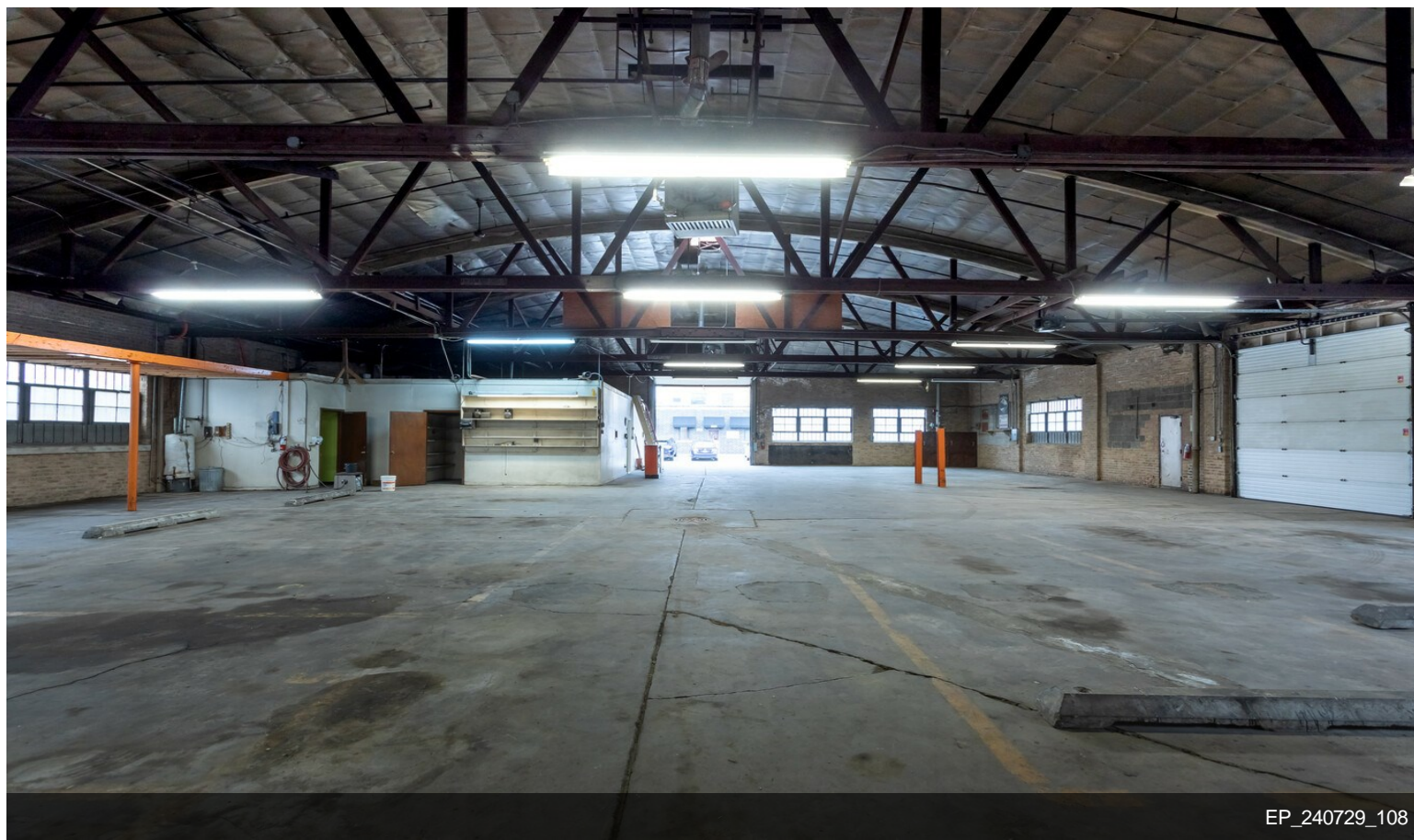


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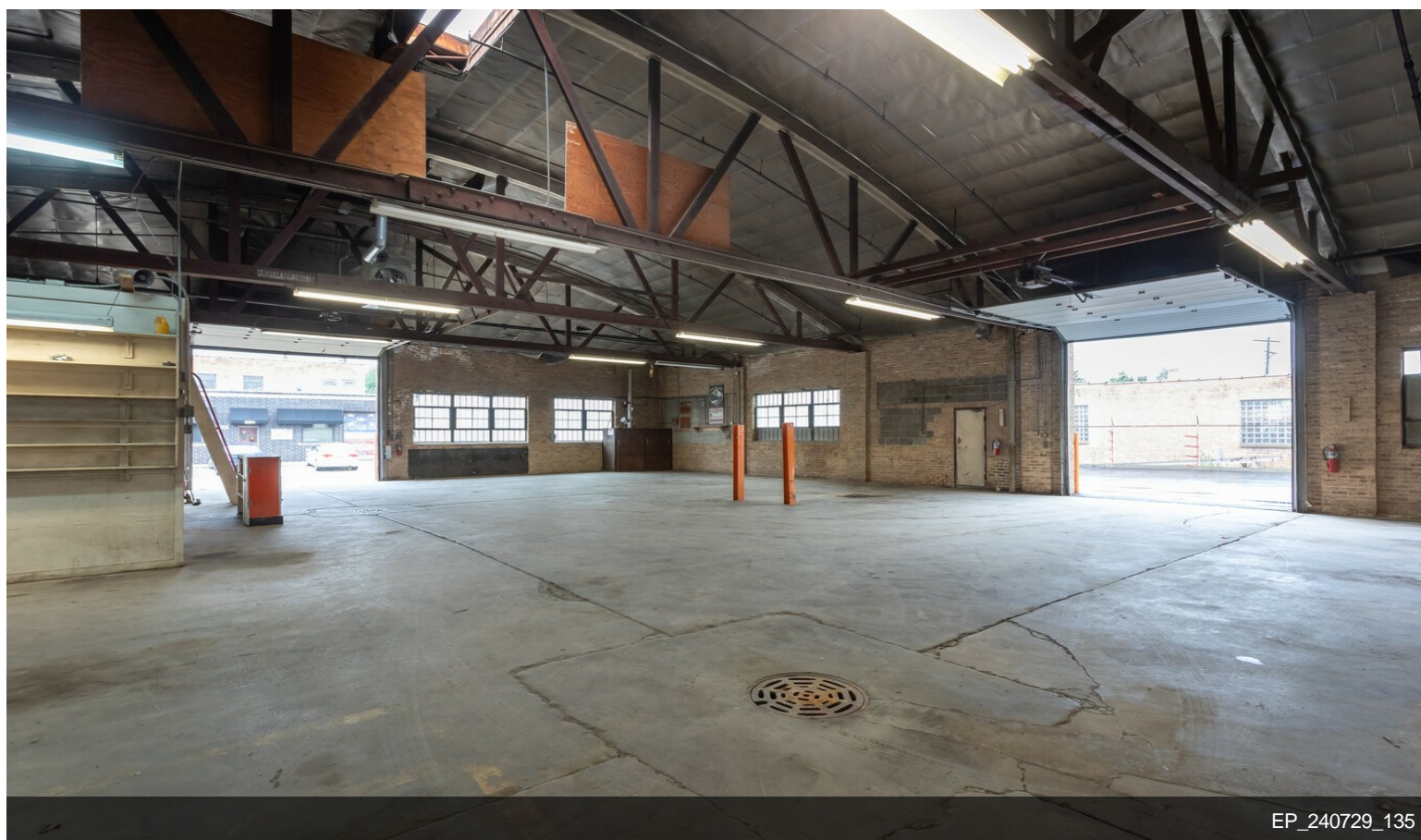


# Property Photos

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# Property Photos

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# Property Photos



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# Property Photos





# Property Photos



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