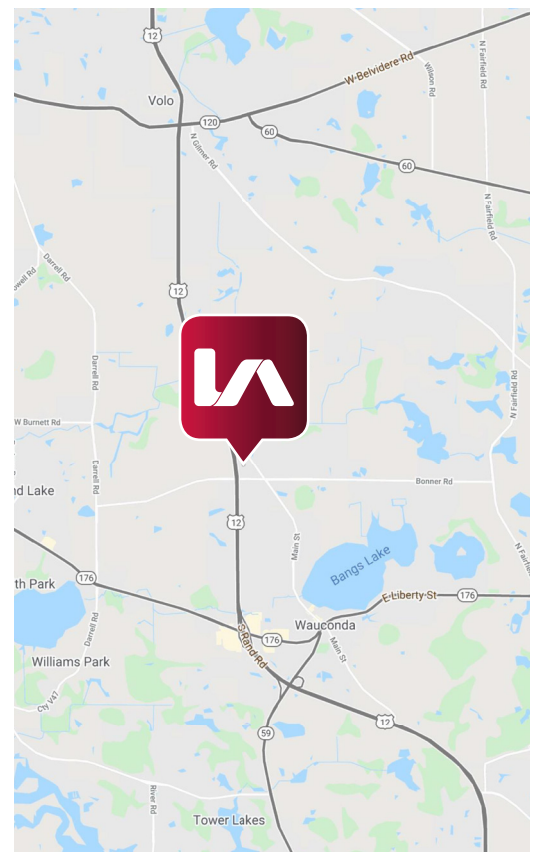
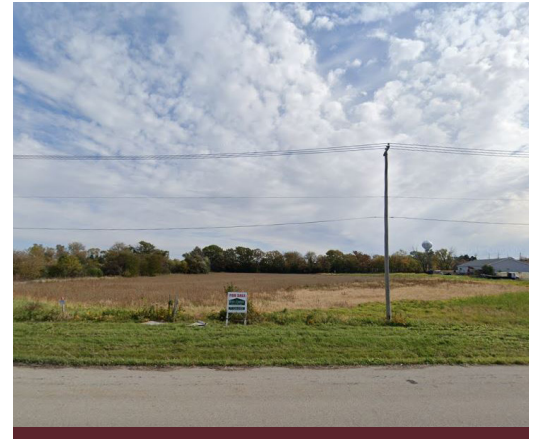


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#### SITE SPECIFICATIONS:

**SITE SIZE:** 6.03 acres

**ZONING:** GB (General Business) [View Zoning Guide](#)

**DUE DILIGENCE:** [View DD Materials](#)

**SALE PRICE:** \$990,000 (\$3.77 PSF)

**COMMENTS:**

- High traffic counts:  
34,300 VPD on Rt. 12  
7,450 VPD on Bonner Road
- Sewer / water / gas / electric to site
- Dimensions: 648' x 421' x 597' x 426'
- Ideal location for Auto/Boat/Heavy Equipment Dealers, Flex/Warehouse Space, Leisure Furniture Dealer
- Owner will consider joint venture or build to suit

#### A. Rick Scardino

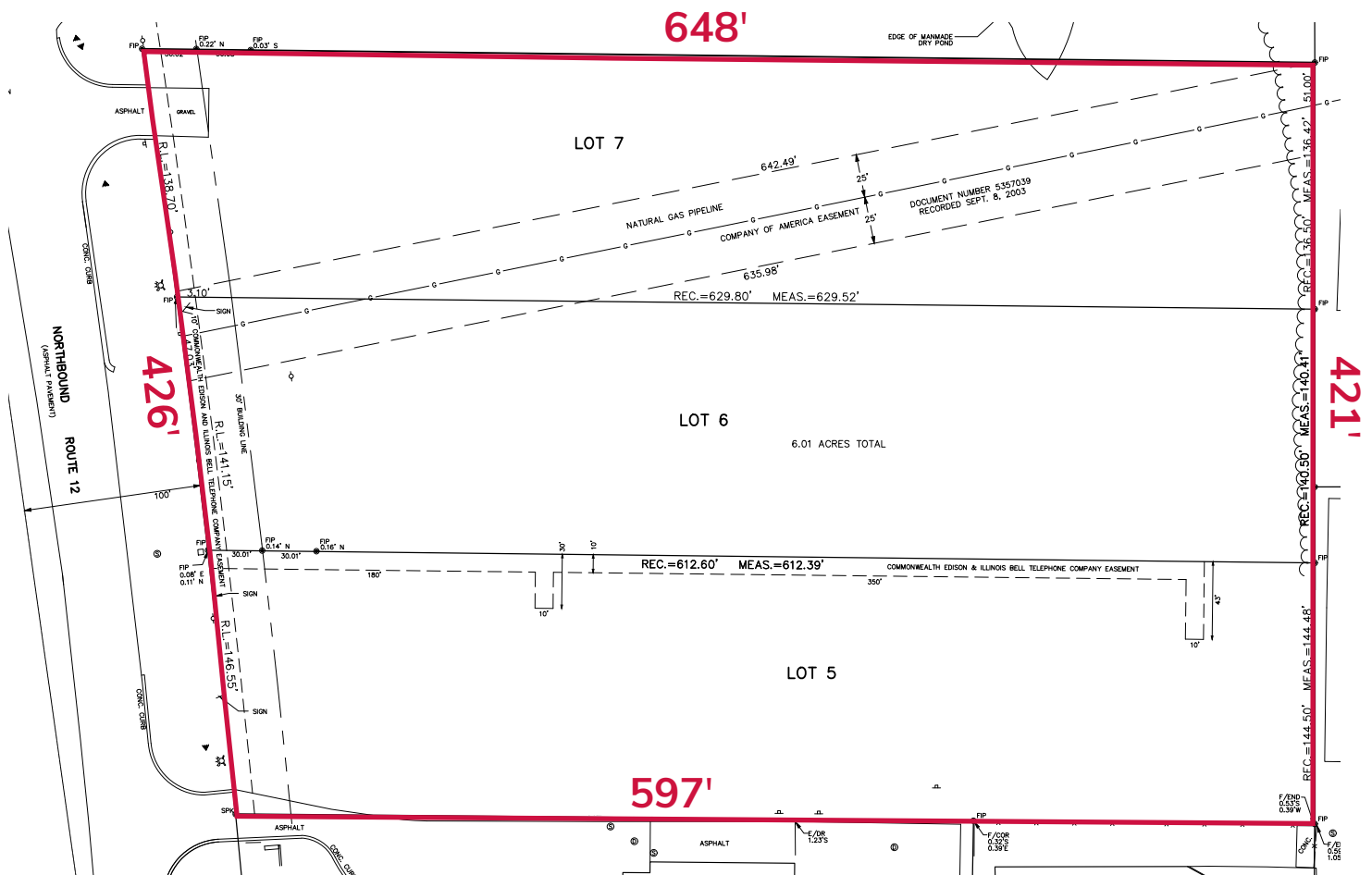
Principal

[rscardino@lee-associates.com](mailto:rscardino@lee-associates.com)

D 773.355.3040

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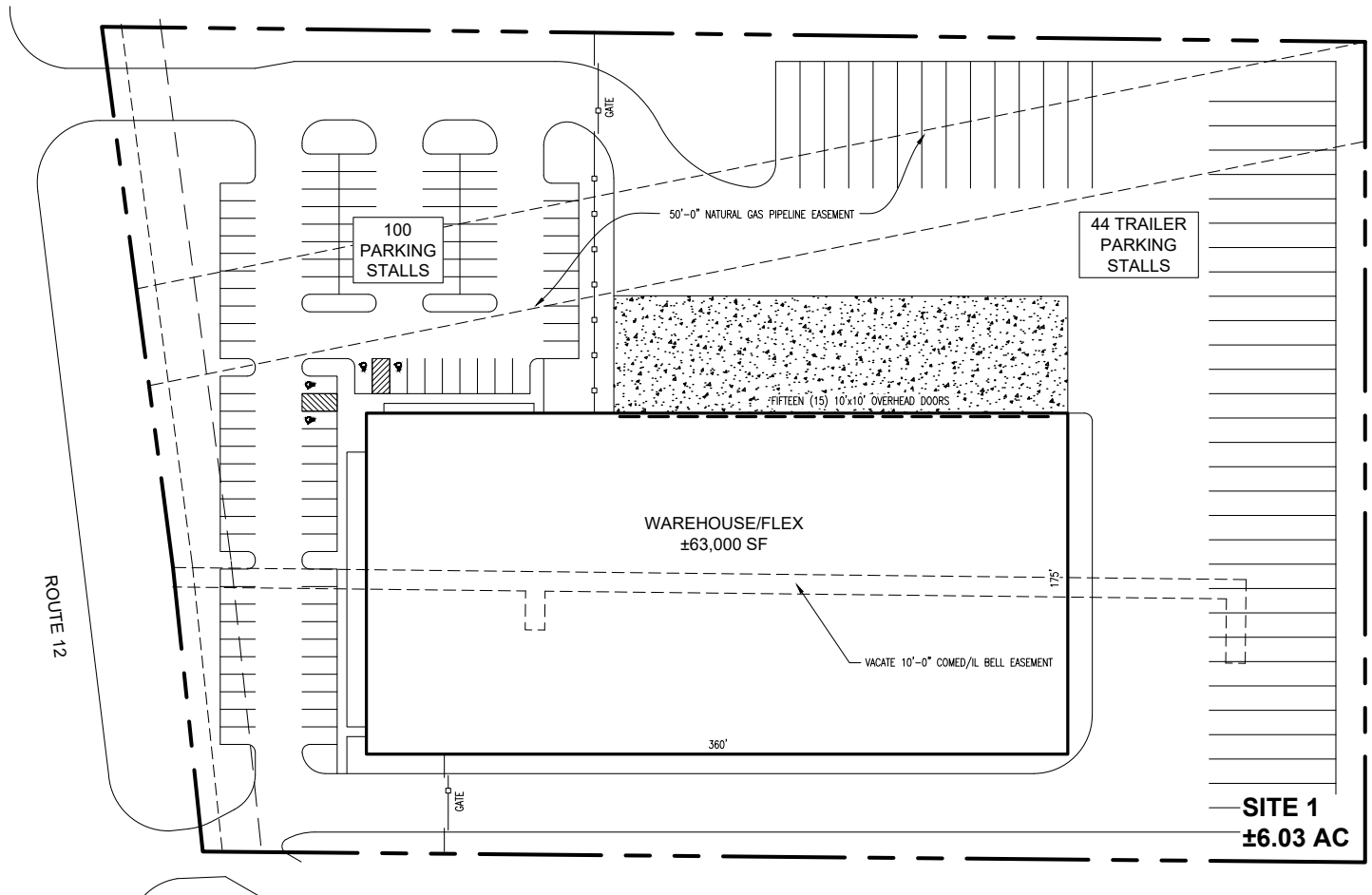
- = 12" Water Main
- = 24" Sanitary Main

**A. Rick Scardino**  
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## CONCEPTUAL SITEPLAN #1



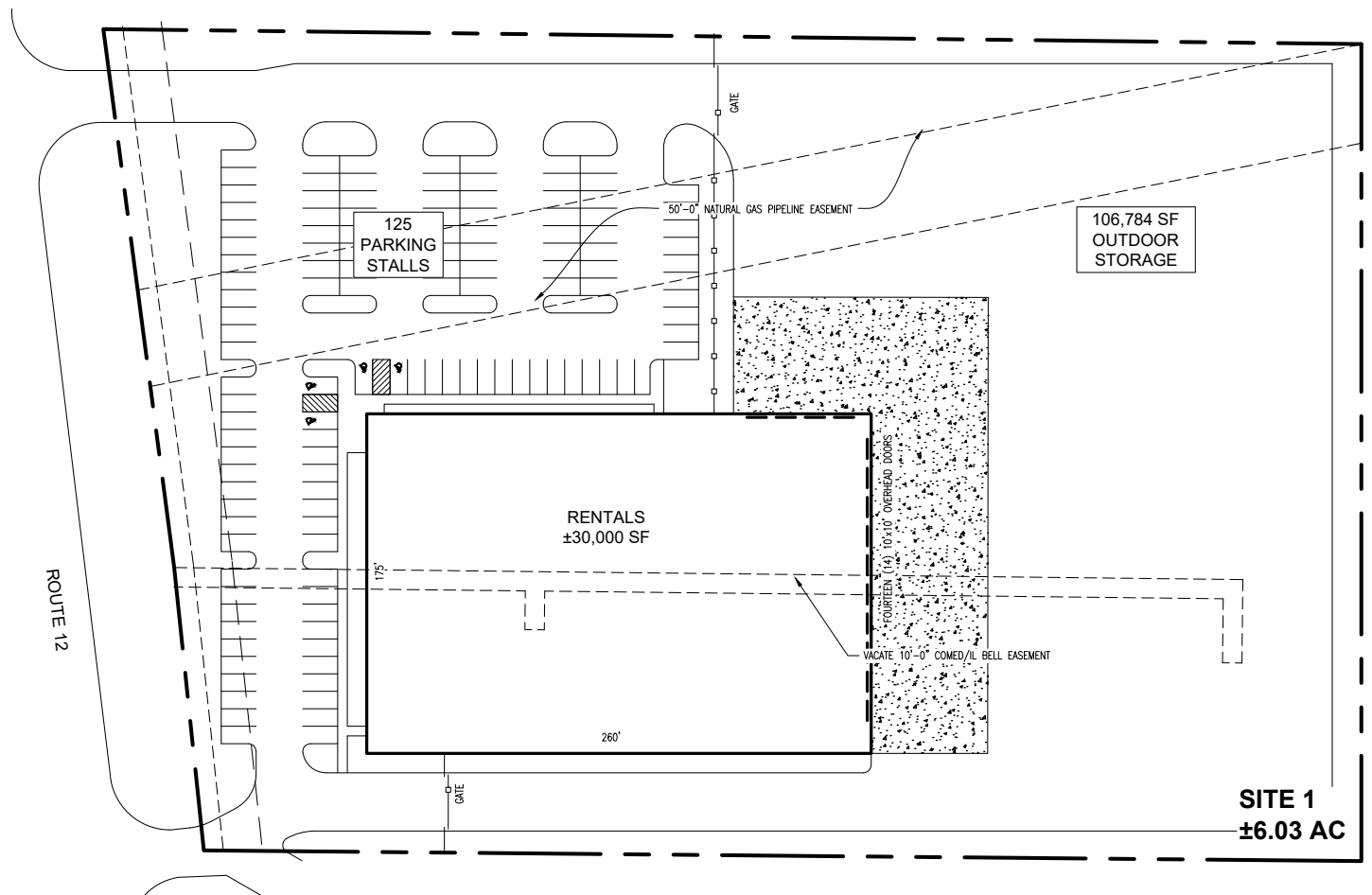
**JTS** | Architects

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## CONCEPTUAL SITEPLAN #2



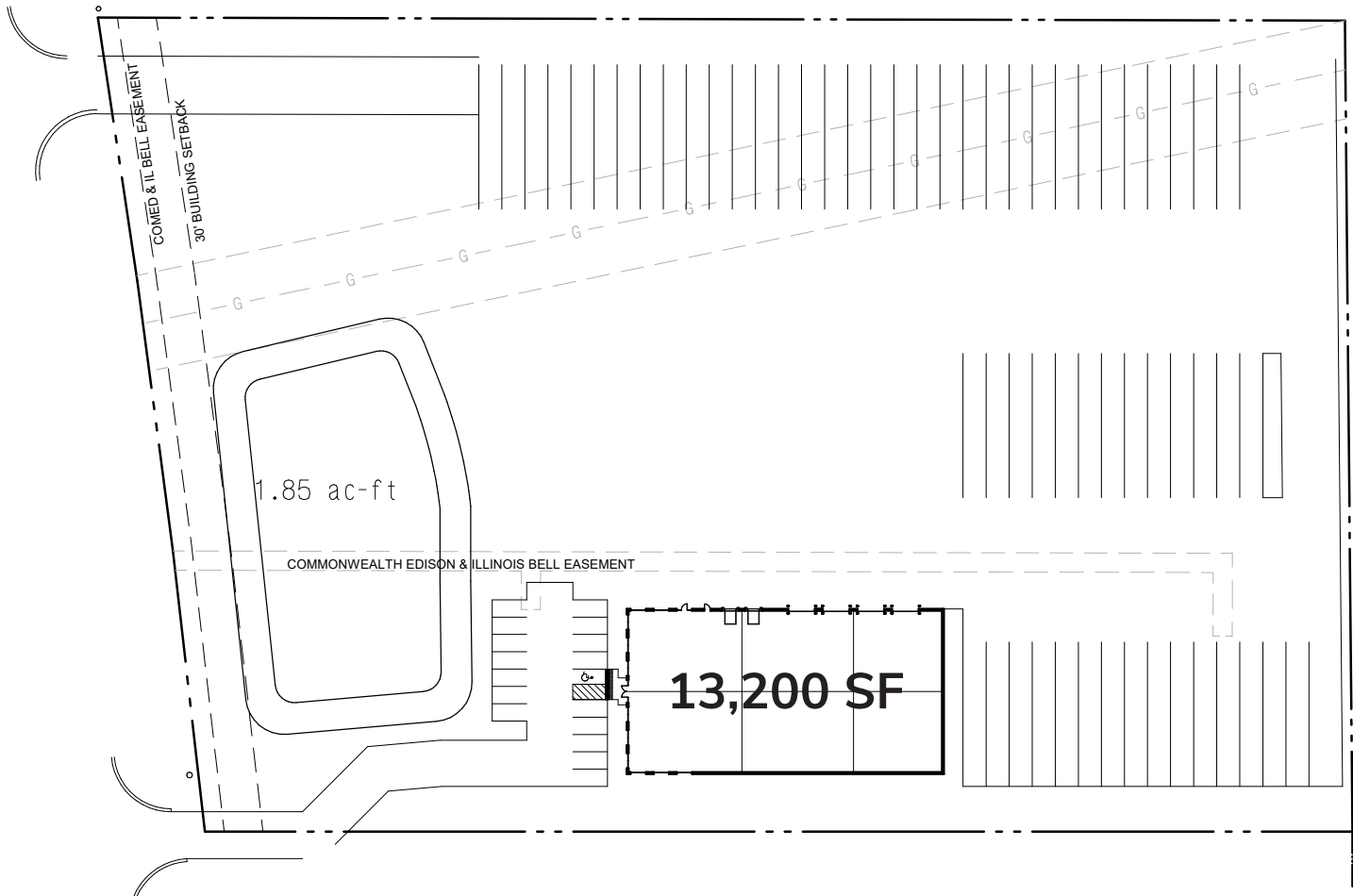
**JTS** Architects

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[rscardino@lee-associates.com](mailto:rscardino@lee-associates.com)  
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## TRUCKING OPTION #1

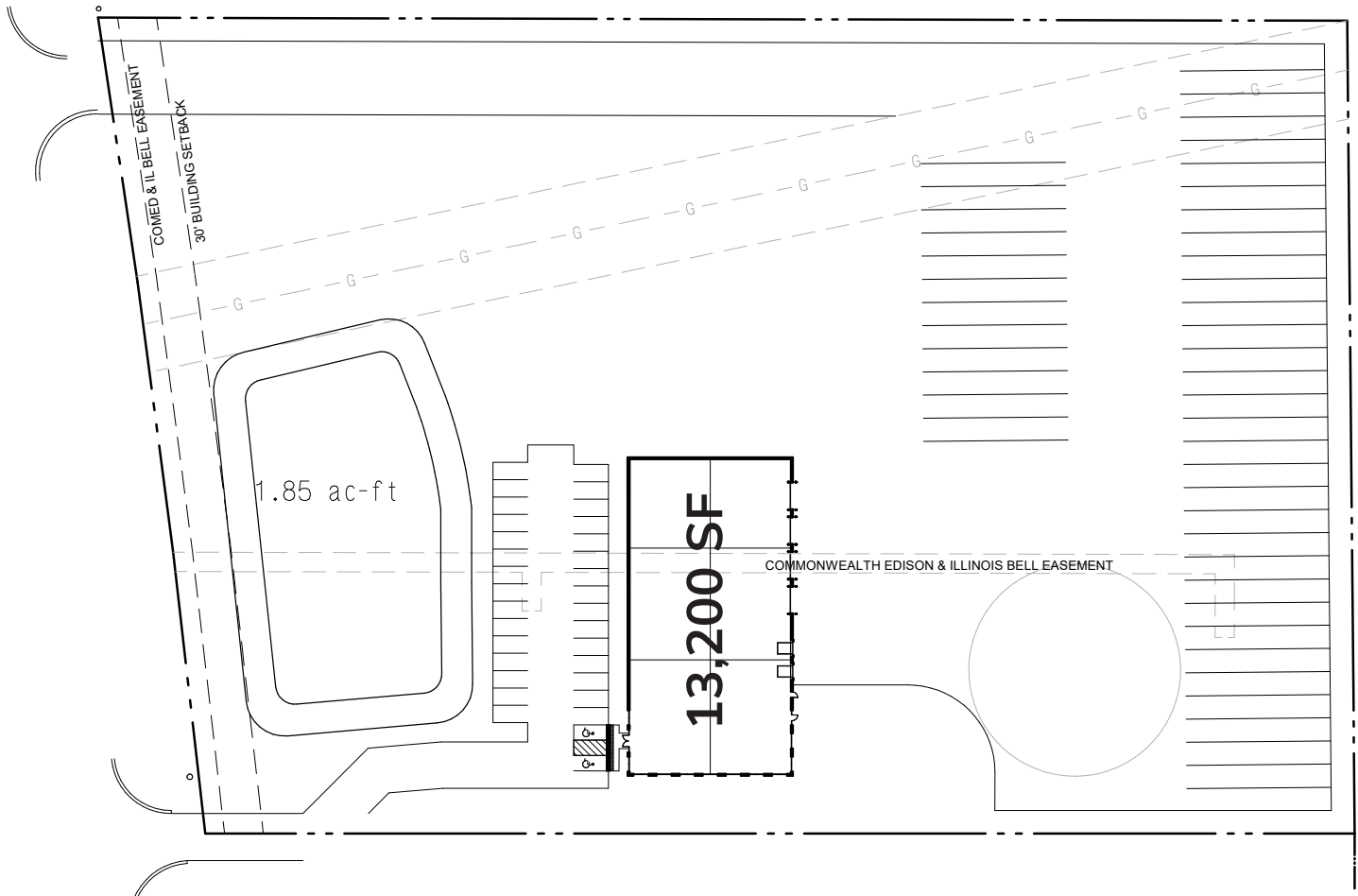


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## TRUCKING OPTION #2



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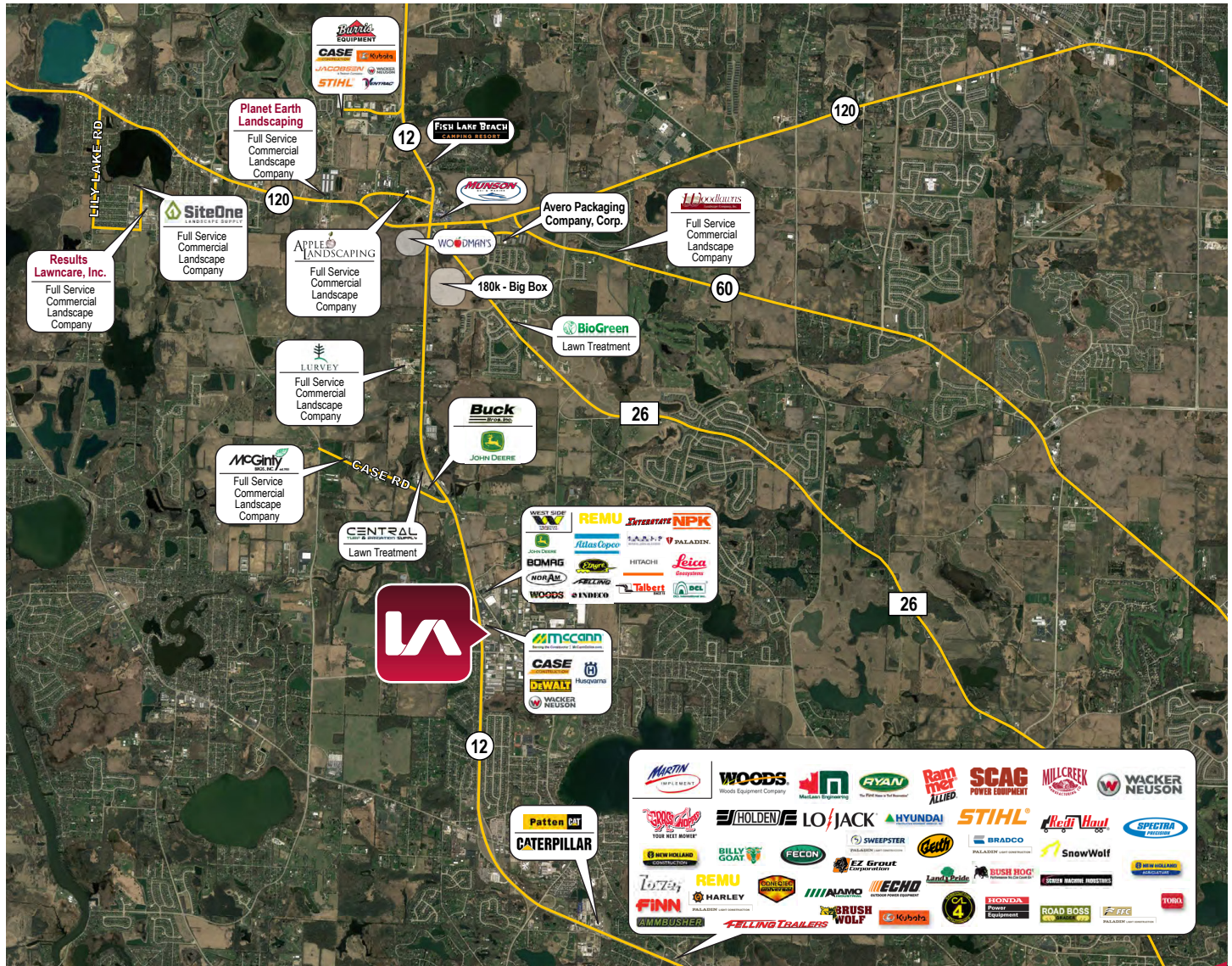


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## CONTRACTOR CORRIDOR



**A. Rick Scardino**

Principal

[rscardino@lee-associates.com](mailto:rscardino@lee-associates.com)

D 773.355.3040

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