

15,760 SF SHOP SPACE WITH FENCED YARD & PAINT BOOTH

MAJOR PRICE REDUCTION!



NEW ROOF INSTALLED IN 2024

PROPERTY FEATURES

BUILDING SIZE 15,760 SF

LOT SIZE 0.82 Acre (35,719 SF)

ZONING M-3, Aurora

YEAR BUILT 1966

CLEAR HEIGHT 12' - 16'

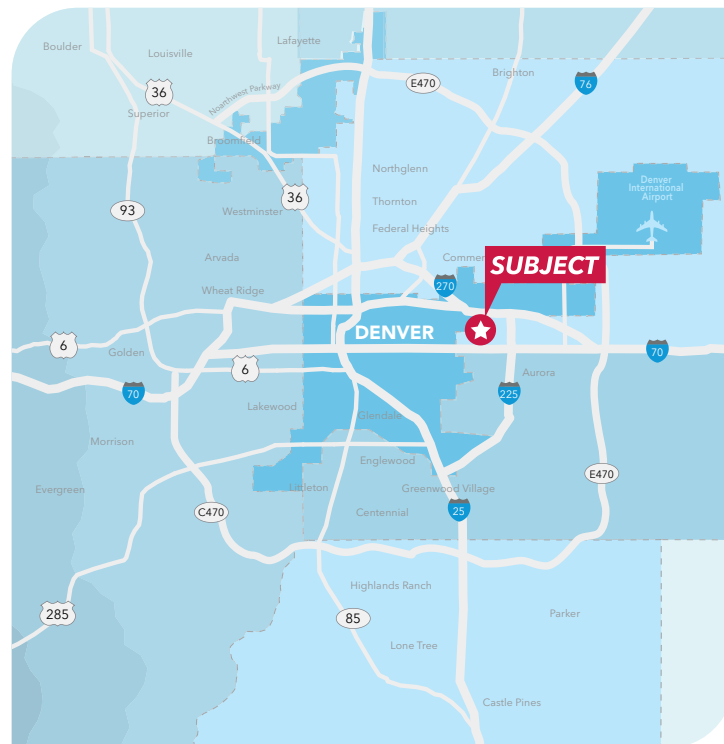
CONSTRUCTION Steel

POWER 800 Amps / 115-240 Volts / 3 Phase

LOADING 1 Exterior Dock
5 Drive In Doors
(One: 18'w x 10'h, Four: 8'w x 10'h)

TAXES \$3.25/SF (2024)

SALE PRICE ~~\$3,000,000~~ **\$2,800,000**



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INTERIOR PHOTOS



PAINT BOOTH



SHOP AREA



SHOP AREA

EXTERIOR PHOTOS



OVERSIZED DRIVE-IN DOOR



EXTERIOR DOCK



5 DRIVE-IN DOORS



FENCED YARD



PROPERTY HIGHLIGHTS

- Excellent grade-level loading
- 20,679 SF of fenced/gated yard space
- Heavy industrial zoning / outside storage permitted
- Multiple access points
- Paint booth in shop
- Retail/showroom
- Easy access to Peoria Street & I-70
- Multi-tenant possible
- New roof installed in 2024

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