

# FOR SALE

## 1119 KICKAPOO STREET



### 1119 KICKAPOO STREET LINCOLN, IL 62656

#### PROPERTY HIGHLIGHTS:

- 267,000 SF industrial warehouse
- No deferred maintenance
- 1 Active tenant and seller will sign 1 year leaseback for 20,000 SF at \$3.40/SF Gross per year
- Building has not been actively marketed for lease in 15 years
- Heavy power with 6,000 Amps coming into the building
- Sprinkler system, new LED lights and new heaters throughout
- Rail Spur Connection at rear of property
- Ceiling Heights Range from 16 feet to 24 feet and wide column spacing of 50'w x 50'd
- Extremely low property taxes of \$27,350 per year
- Well located just 3 miles from I-55 interchange

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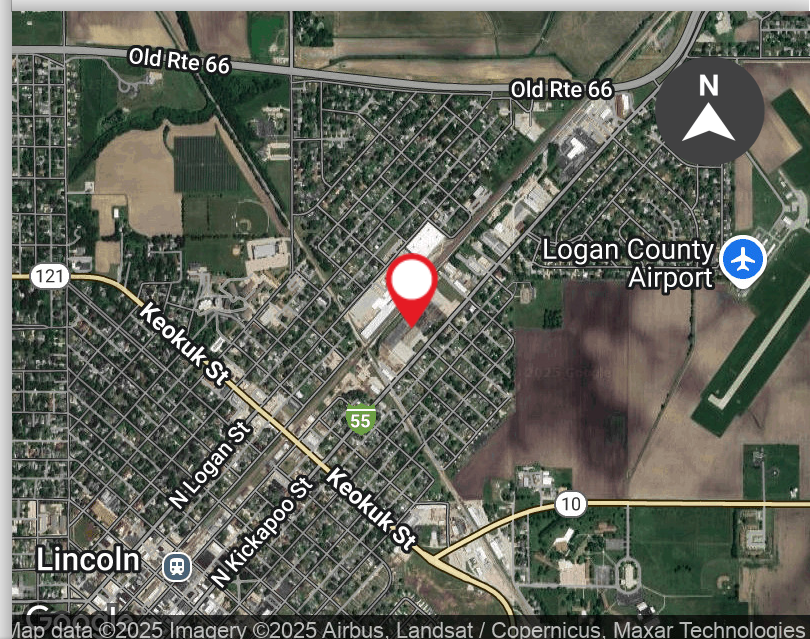
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## PROPERTY INFORMATION

### HIGHLIGHTS

Building SF:	254,000 SF
Office SF:	6,000 SF
County:	Logan

### SITE

Land (acres):	14.0
Parcel Number:	08-030-049-00; 08-030-048-00; 08-255-056-51
Zoning:	I-2

### GENERAL

Parking Spaces:	225
Parking Ratio:	Surface

### BUILDING INFORMATION

Type:	Industrial
Utilities Included:	Yes
Year Built:	1974
Stories:	1
Heating:	Individual Heaters
Clear Height:	17.0
Electrical:	6000 Amps
# Docks High Doors:	8
# Grade Level Doors:	3
Rail Served	Yes



1119 KICKAPOO STREET  
PROPERTY **PHOTOS**

