

# INDUSTRIAL PROPERTY FOR SALE

118 NORTH STATE ROUTE 1, SAINT ANNE, IL



## OFFERING SUMMARY

Sale Price:	\$1,300,000
Building Size:	12,000+/- SF
Lot Size:	11.45 Acres
Price / SF:	\$108.33
Real Estate Taxes:	\$14,691

## PROPERTY OVERVIEW

Prime Commercial / Trucking Facility at High-Traffic Intersection Position your business for maximum visibility and operational efficiency with this exceptional 11.45-acre commercial property located at the highly traveled intersection of State Route 1 and State Route 17 within the Village of Sun River Terrace. This strategic corner location benefits from outstanding exposure, with average daily traffic counts of 9,750 vehicles and 1,425 trucks, per IDOT-making it ideal for trucking, logistics, fleet services, or other commercial and industrial users. The property is improved with a 12,000 square foot building thoughtfully designed for trucking and heavy commercial operations. Approximately 7,000 square feet of renovated office space spans two floors, offering a modern, professional environment for administration, dispatch, or management. The balance of the building consists of a functional shop area featuring 16-foot ceiling heights and five overhead doors, allowing for efficient vehicle access and workflow. A standout feature is the drive-through service bay, engineered to accommodate a fully connected tractor-trailer within the building, a rare and valuable asset for fleet maintenance or logistics operations. The expansive acreage provides ample room for truck parking, fleet storage, trailer staging, or future expansion. With its combination of superb visibility, heavy truck traffic, substantial land area, and well-equipped improvements, this property presents a compelling opportunity for owner-users or investors seeking a versatile commercial site in a high-demand corridor.

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# Exterior Photos

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# Office Photos

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# Shop Photos

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# Property Outline

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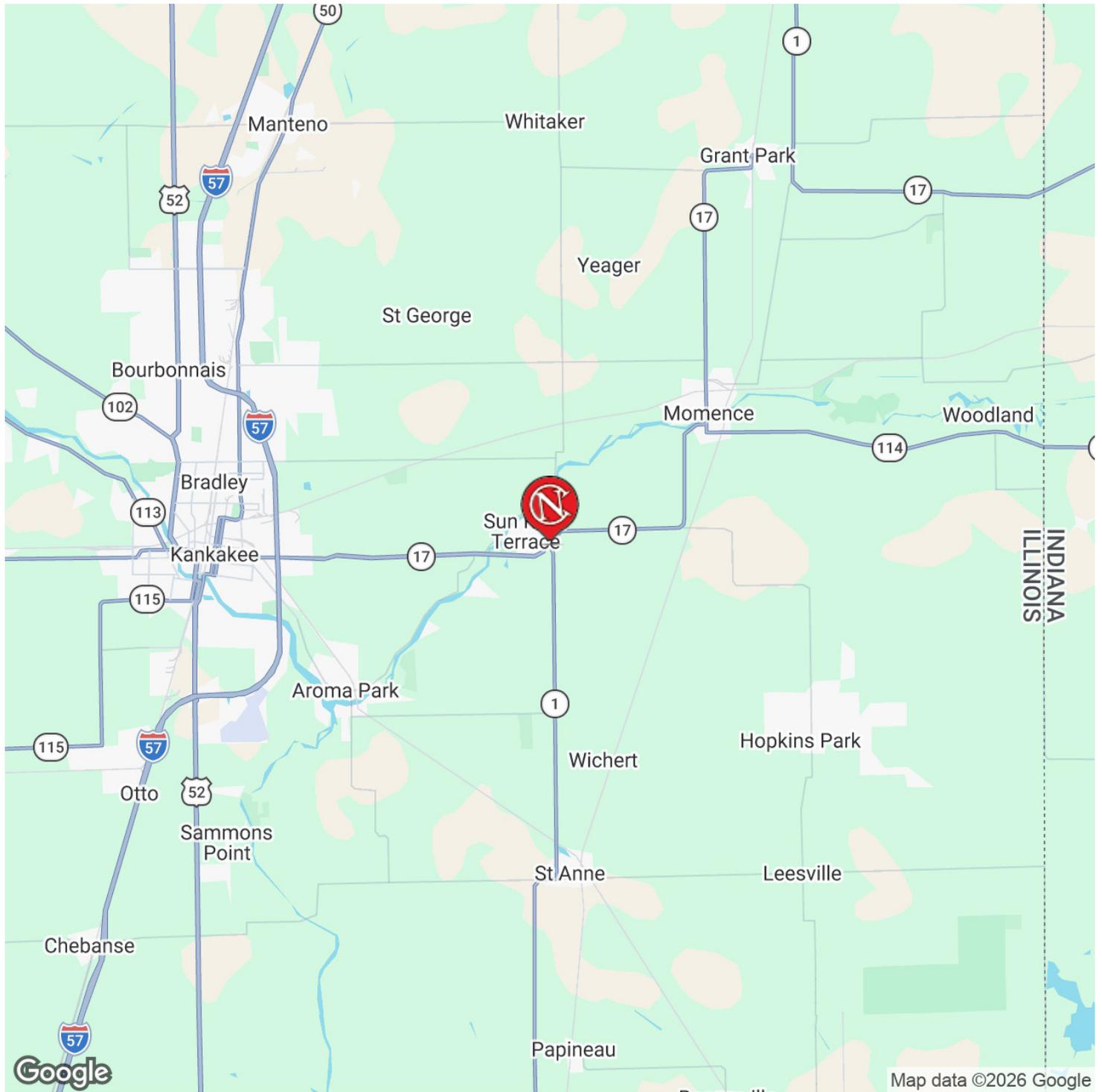


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# Location Map

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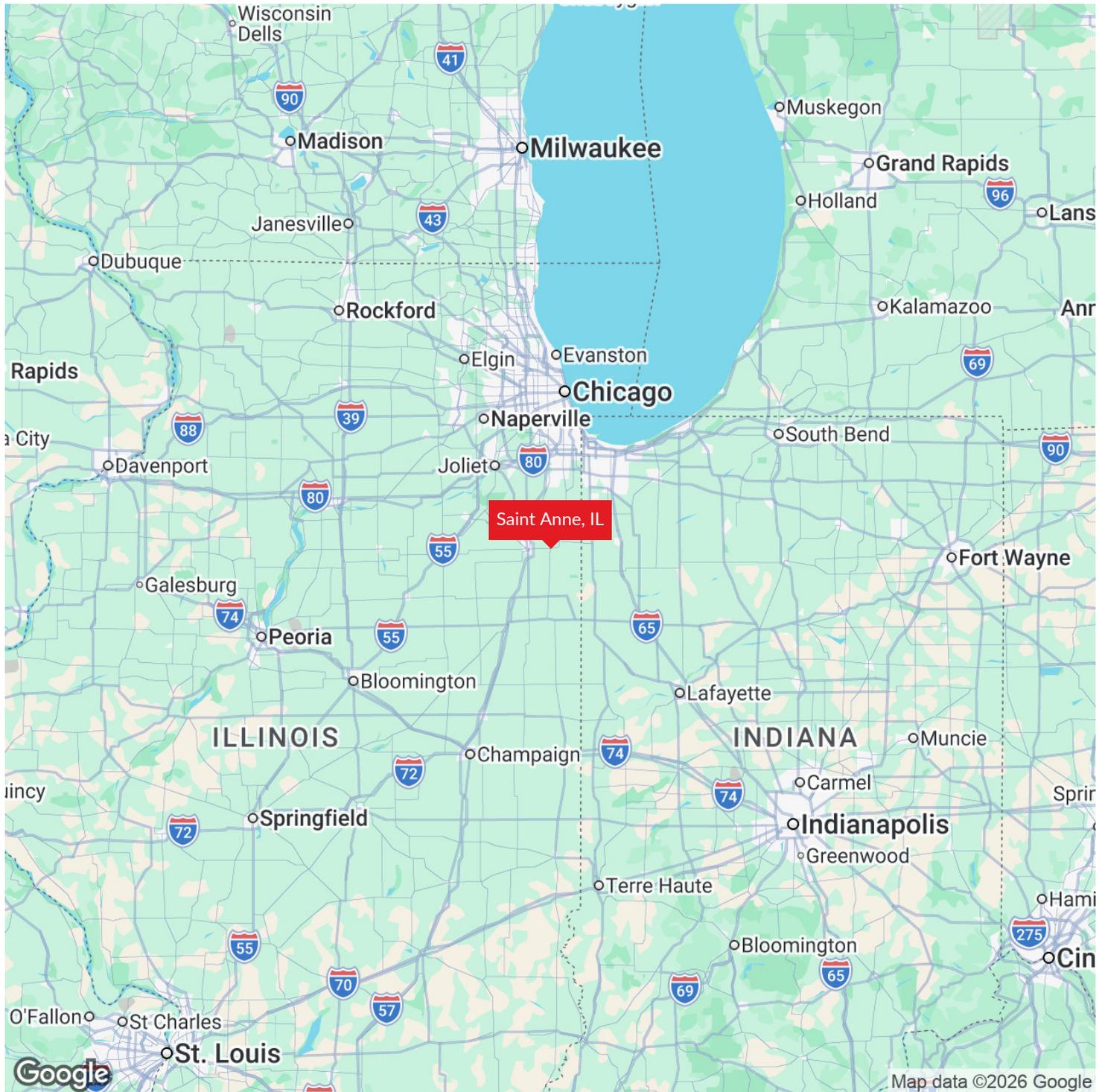


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# Regional Map

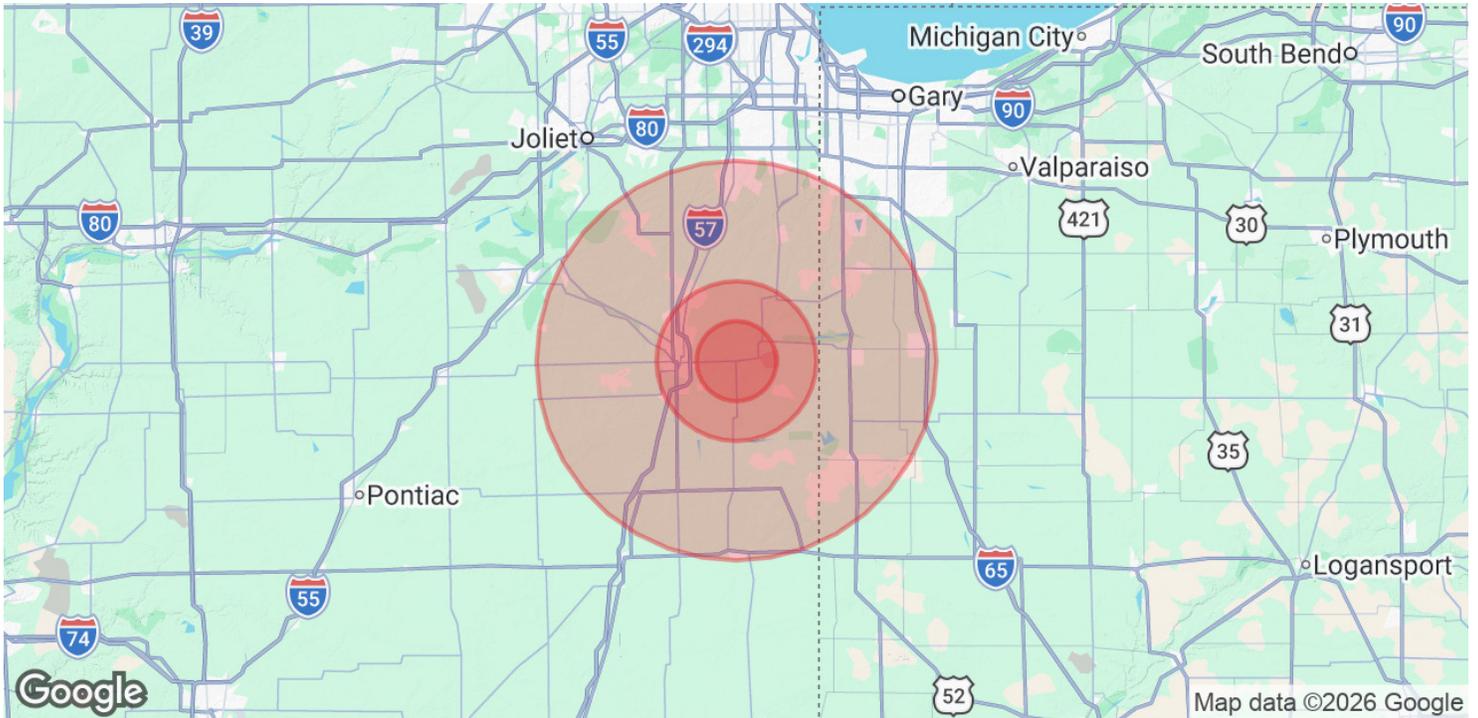
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# Demographics Map & Report

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<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>25 MILES</b>
Total Population	2,737	44,633	174,889
Average Age	44	41	41
Average Age (Male)	42	40	40
Average Age (Female)	45	42	42
<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>25 MILES</b>
Total Households	1,152	18,009	68,757
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$92,195	\$70,494	\$93,727
Average House Value	\$205,836	\$171,308	\$238,385

Demographics data derived from AlphaMap