

17,000 Sq Ft Industrial /Manufacturing For Sale

Multi-Purpose Functionality



Prime location just west of Downtown Harvard, IL. Perfectly positioned near the Harvard Metra station, established residential communities, and a diverse blend of local and corporate businesses, this property delivers the ultimate mix of accessibility, convenience, and high traffic potential.

Offered by Josh Brown and Erin Dierks of Berkshire Hathaway HomeServices Starck Real Estate
JOSH: 815.790.9503 jmb@starckre.com | ERIN: 815.342.4330 edierks@starckre.com

17,000 Sq Ft Industrial Facility For Sale

525 Chippewa Road, Harvard IL 60033



Investment Highlights

**17,000 Sq Ft | Highly Versatile | Heavy
Duty Operations | Outside Storage |
On Site Parking | Corner Lot
1000 amp - 3 Phase Electric Service**

Description: Manufacturing Industrial		
List Price	\$1,450,000	
Land Size	1.44 AC	
Year Built	1994	
Building size	17,000 SF	
Ceiling Height	20'	
Parking	20	
Sewer/Water	City	
Zoning	M1	
Frontage	300'	
Access	Full Access	Chippewa Rd
Utilities	Gas/Water/Electric	
Traffic	2550 VPD	
RE Taxes	\$25,560	
PIN(S)	0134200017	

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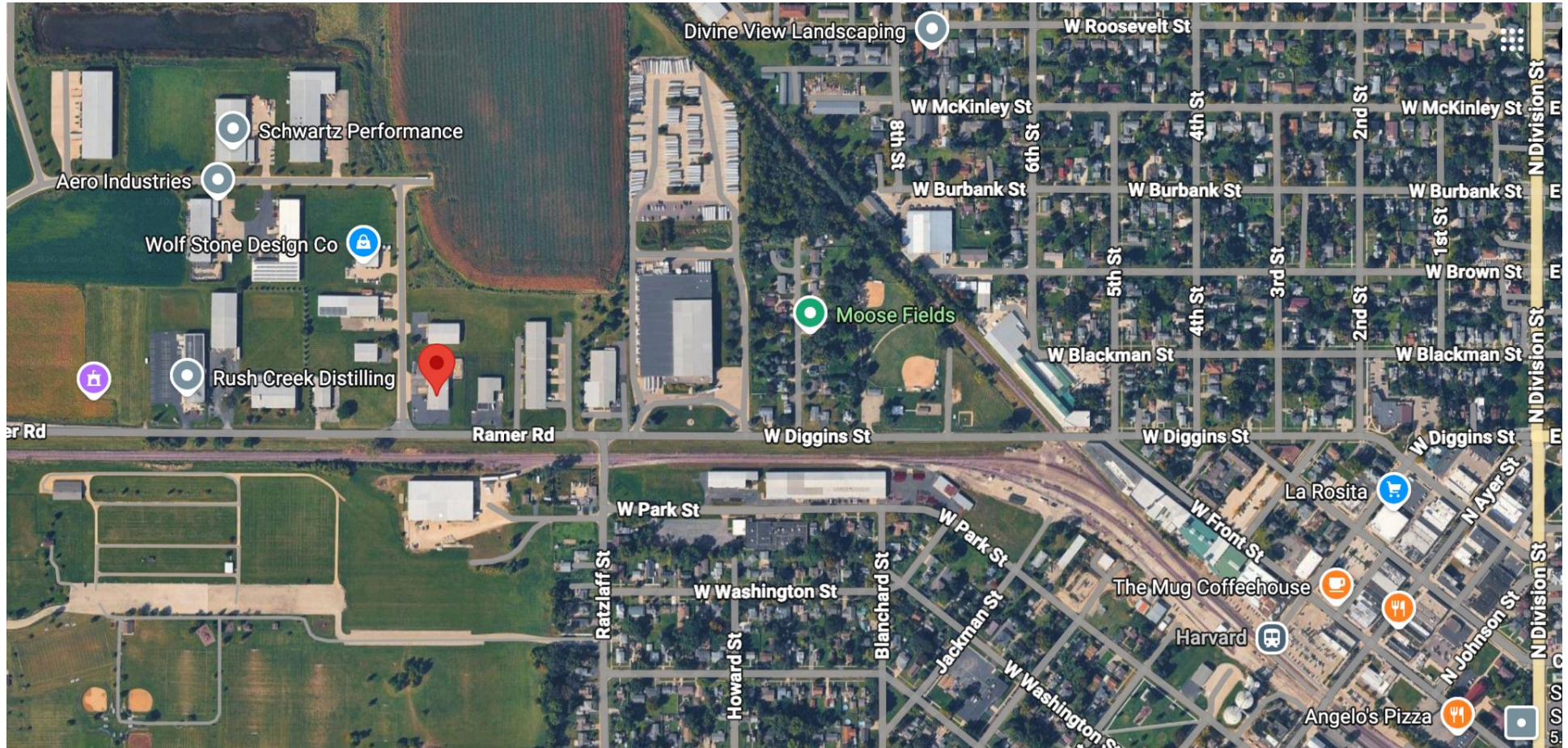
**BERKSHIRE
HATHAWAY**
HOMESERVICES

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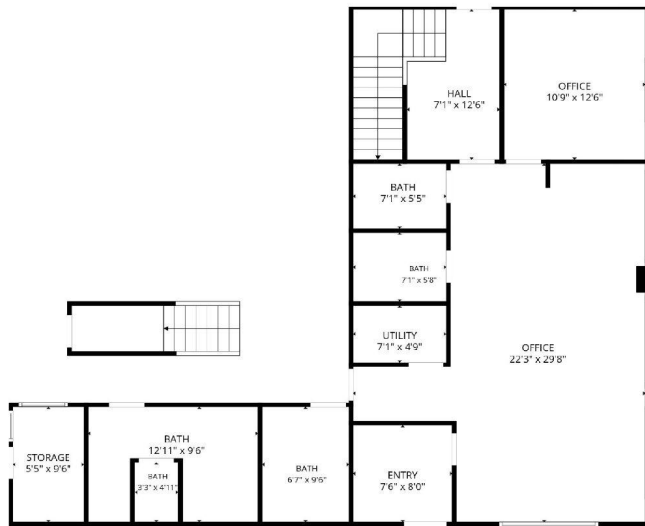
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Main Floor
Offices



Second Floor

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