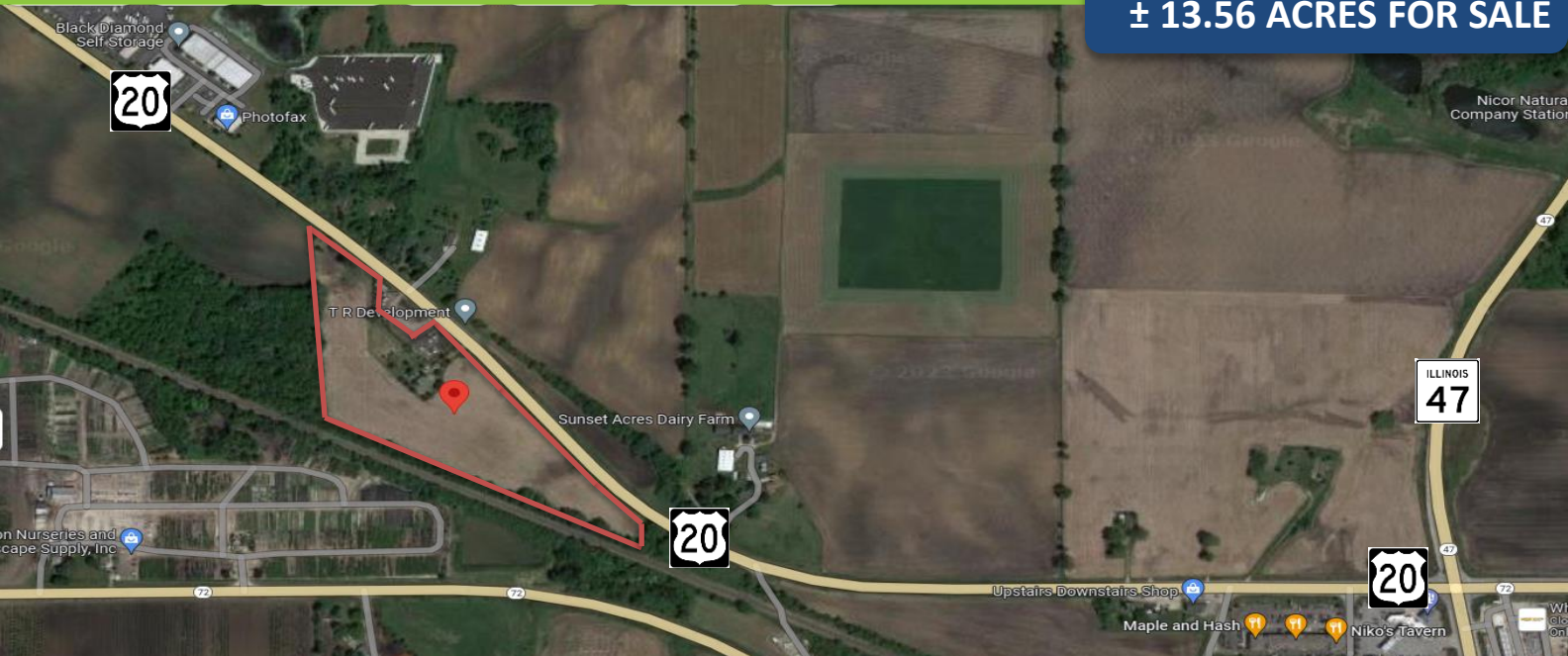


43W865 US 20, Pingree Grove, IL

± 13.56 ACRES FOR SALE



## SPECIFICATIONS

LAND AREA: 13.56 Acres

PIN: 02-30-100-012

BUILDING SIZE: 2,160 SF (Pole Barn)

CONSTRUCTION: Metal

PARKING: N/A

POWER: 200 Amp

LOADING: 2 Overhead Door (12x10)

HEATING: N/A

ZONING: AG (Planned Light Industrial)

RE TAXES: \$777.30 (2022)

**SALE PRICE: \$1,550,000**

- Proximity to (2) Full 4-Way I-90 Interchanges
- Recently Developed Area
- Close Proximity to City Utilities
- Transportation Use Potential
- Self-Storage Use Potential
- Proximity to Municipal Utilities
- Low Kane County Taxes



### Contact:

Mike DeSerto  
224-588-3026  
mdeserto@entrecmercial.com

Cory Kay  
224-532-2497  
ckay@entrecmercial.com

[www.entrecmercial.com](http://www.entrecmercial.com)

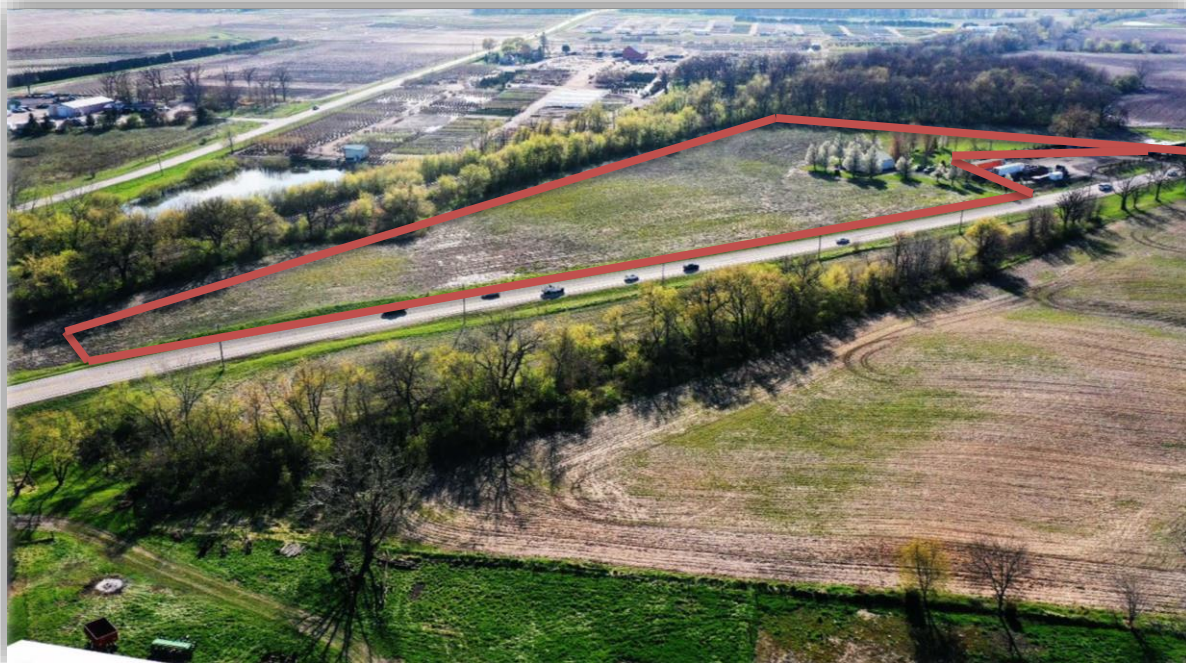
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**ENTRE**  
Commercial Realty LLC



# 43W865 US 20, Pingree Grove, IL

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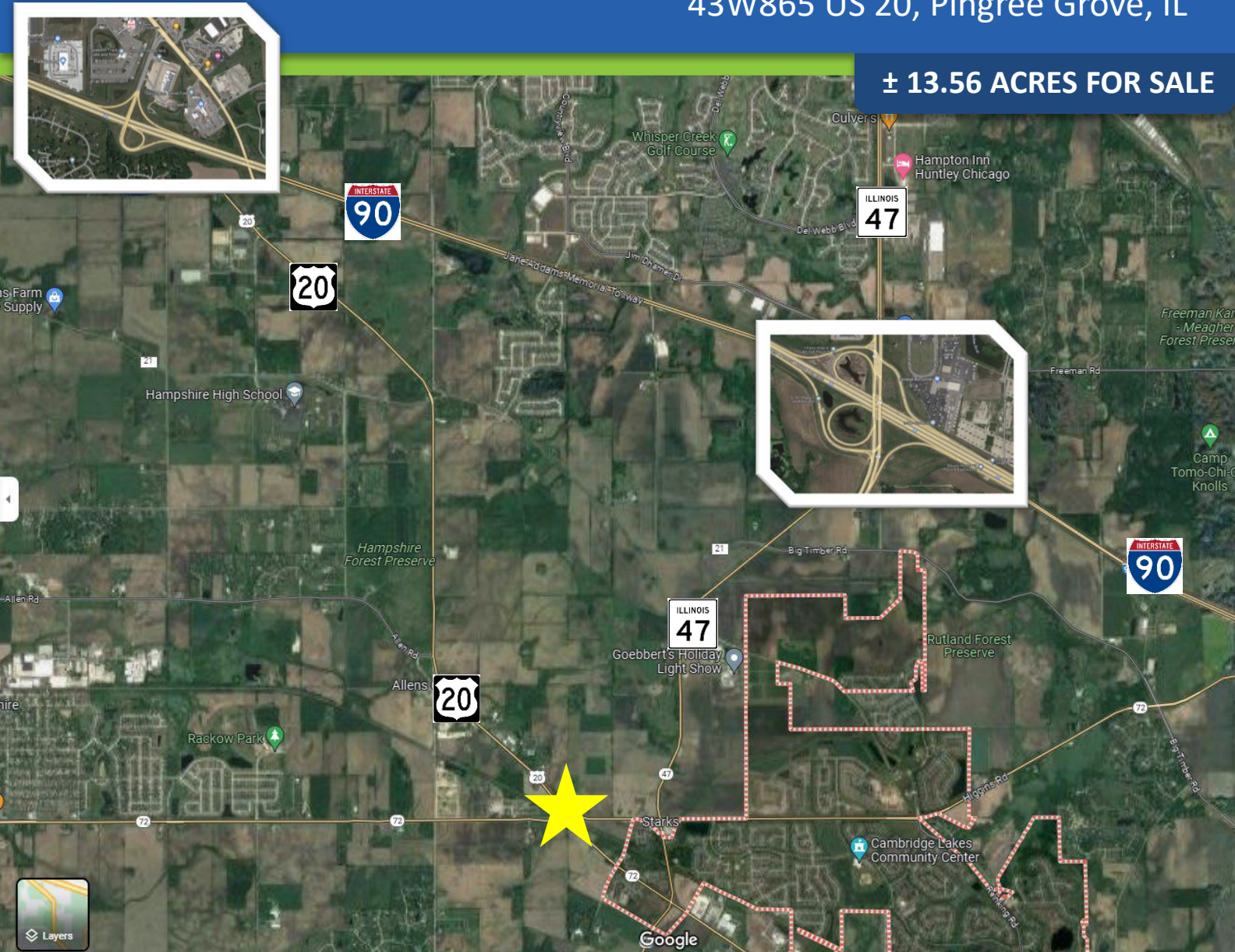
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## Location:

4.2 Miles to Full IL-47/I-90 Interchange (Huntley)

5.0 Miles to Full US-20/I90 Interchange (Hampshire)

Proximity to Truck Stops, Hotels, Restaurants, Fueling

Low Kane County Taxes

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