

Prepared for you by:

Real Estate Connection

425 Mitchellville Rd.
Carrier Mills, IL

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MLS: **305835** Status: **Active**

Address: **14313 Pittsburg Road**

Price: \$480,000

Commercial



[Photos](#) [Docs](#) [Maps](#)

Lot Dimensions:	5 Acres m/l	Acres Total Apx:	5.000
Zoning/Use:	Industrial	Road Front Ft:	550
# of Parking	0	Electric Company	Southeastern
# of Parking	100	Water Company:	City
# of Parking Total:	100	Gas Company:	Tate's Blue Flame
Apx Yr Built:	1980	Restrooms:	2
# of Buildings:	2		
SF Mfg:	6696		
SF Office:	2104		
SF Retail:	0		
SF Whse:	0		
SF Total Apx:	9332		
Business Name:			
Bus Type:			
Sale Includes:	RE Only		
Existing Lease Period:	Other	Type of Lease:	Other
Price Per SqFt:		Lease Amount \$:	
NOI \$:			
Lease Exp:			

City:	Marion	Agent Owned:	No
State:	Illinois		
Zip:	62959		
County:	Williamson	Tax Exemptions:	0
Tax Year:	2010	Taxes Yearly \$:	4793
Parcel #:	07-10-400-011		
Gas:	Propane		
Electric:	3 Phase		
Water:	City		
Sewer:	Septic		
Construction:	Framed On Site, Steel Stud		
Exterior:	Steel		
Roof:	Metal		
Foundation:	Slab		
Basement:	No Basement		
Flooring:	Concrete		
Heat:	F/A, Gas		
Cooling:	Central		
Features:	High Speed Internet, Loading Dock, Overhead Door, Smoke Detect/s, Security Sys		
Assets Included:	Fenced Communication Tower and Storage Building. Ask for details. Maintained by Owners of Tower. Lease and Plat Under Disclosures in Other.		
Disclosure:	No Negatives Listing Agent Must Be Present during showing.		

Public Description: **NOW VACANT and READY for the NEW OWNERS !! MAKE AN OFFER!!! TRUCKERS LOOKING FOR A SAFE PLACE TO PARK OVERNIGHT ? Great Business Opportunity with Plenty of Room to Expand on this 5.42 Acre Parcel. Loading Dock, (6) 14 Overhead doors with Drive thru, 60 X 100 & 15 X 88 Outdoor Canopy's & Concrete Area's for working outside, not included in Sq Ft of Building. Several Area's Include Reception Area 24 x 15, 3 Private Offices, Break Room, 20 x 17 Conference Room and Private lockable Storage. Interior Work Area for Large Truck's, Semi's and or Manufacturing. Just over a Mile to Route 13. Be sure and make your Appointment to view this Great Investment!!!!**

Directions: **Route 13 West from Harrisburg to Stop light at Route 166 Turn Right Property on Left approx 1.4 mile.**

