



“See the difference *Integrity* makes!”

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COMMERCIAL PROPERTY

145 Industrial Park Dr.

Grayville, IL 62844

Asking Price: ~~\$99,500~~

Reduced: **\$89,900**

Information About Listing

County	White
PIN	05-20-452-010
Lot Size <i>m/l</i>	1.07 Acres
Property Type	Commercial
Property Taxes <i>m/l</i>	\$1,570.72 (no exemptions)
School District	Grayville CUSD #1
Water	City
Sewer	City

Notes

More Features...post-frame construction (2015); approximately 3,000 total square feet; 64'x40' building w/ 12' sidewalls; 20'x22' addition w/ 2 "executive" office spaces; 6" poured concrete floor, app. 8" at shop doors; 2-10' tall, 8' wide insulated overhead doors; wood burner for heat in shop area (foil back insulation); 200-amp service on breakers; shop office w/ walk door exterior ingress/egress; 3/4 bath w/ walk-in shower; full kitchen; Phase 1 of the Grayville Industrial Park; TIF eligible with application by new owner; Enterprise Zone for building projects; potential residential/ apartment variance is possible with approval from zoning board; large gravel parking lot

Dimensions: Office 14'10"x16'10"; Shop floor space 42'2"x38'10"; Bathroom 10'2"x11'1"; Kitchen 19'2"x12'11"; Executive Office 1 (N) 11'10"x14'7"; Executive Office 2 (S) 8'11"x14'7"

Utilities: Ameren (electricity)—\$157.00; City Bill (gas, water, sewer)—\$69.00; **MONTHLY UTILITY AVERAGES WILL VARY WITH USE**

Items included: gas water heater; 4 window AC units; air compressor w/ extra tank, piping, and hose reels; work bench; utility sink; all permanent fixtures; wood burner; kitchen appliances (refrigerator, range, microwave); 3-phase inverter is negotiable

EXCELLENT LOCATION WITH PROXIMITY TO ILLINOIS ROUTE 1 AND INTERSTATE 64!!!

Information herein is considered accurate, but is not warranted. All measurements, taxes, utilities, and age are approximate. Appliances not warranted. *m/l* = more or less

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