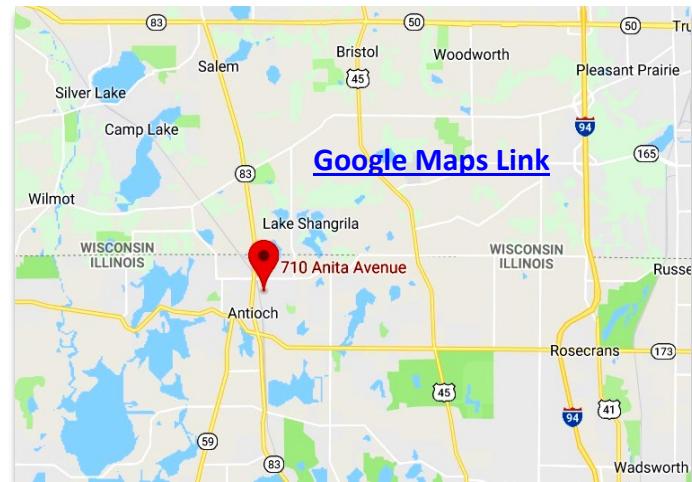


FOR SALE**Investment Opportunity • 17,385 Sq. Ft. Industrial Building
710 Anita Avenue • Antioch • IL 60002****PROPERTY HIGHLIGHTS:**

BUILDING SIZE:	17,385 SQ. FT.
BUILDING TYPE:	INDUSTRIAL
LOT SIZE:	781 SF FRONTAGE ON ANITA AVE APPROX. 9.8 ACRES
WETLANDS:	APPROX 2.5 ACRES
CONSTRUCTION:	MASONRY
OFFICE AREA:	4601 SQ. FT./ 2 FLOORS
LOADING:	DEPRESSED DOCK
CEILING HEIGHT:	8' OFFICE, 22' WAREHOUSE
POWER:	HEAVY 3-PHASE
SPRINKLER SYSTEM:	YES
PARKING:	AMPLE, OFF STREET PARKING
OVERHEAD DOORS:	1 EA. 10' X 10'
ZONED:	M-LIMITED MANUFACTURING
HVAC:	GAS FORCED-AIR, AC
PARKING:	COMMON NON ASSIGNED
PURCHASE PRICE:	\$1,500,000.00



DIRECTIONS: ROUTE 83 TO NORTH OR DEPOT STREET TO ANITA AVENUE TO #.
(ANITA AVENUE BETWEEN DEPOT STREET AND NORTH AVENUE.)

COMMENTS: GREAT INVESTMENT INDUSTRIAL BUILDING IN ANTIOCH, IL. FULLY LEASED, TOP QUALITY WELL ESTABLISHED FIRM. WELL MAINTAINED ON A LARGE PARCEL OF 9.8 ACRES. PLENTY OF ROOM FOR EXPANSION OR ADDITIONAL BUILDINGS. CALL FOR INCOME AND EXPENSES. GREAT NOI, 8.5 CAP RATE TRIPLE NET LEASE IN PLACE.

Contact: [Ken Eichelberger](mailto:jcf.ike@sbcglobal.net) @ 847-533-7144 (Cell) / jcf.ike@sbcglobal.net

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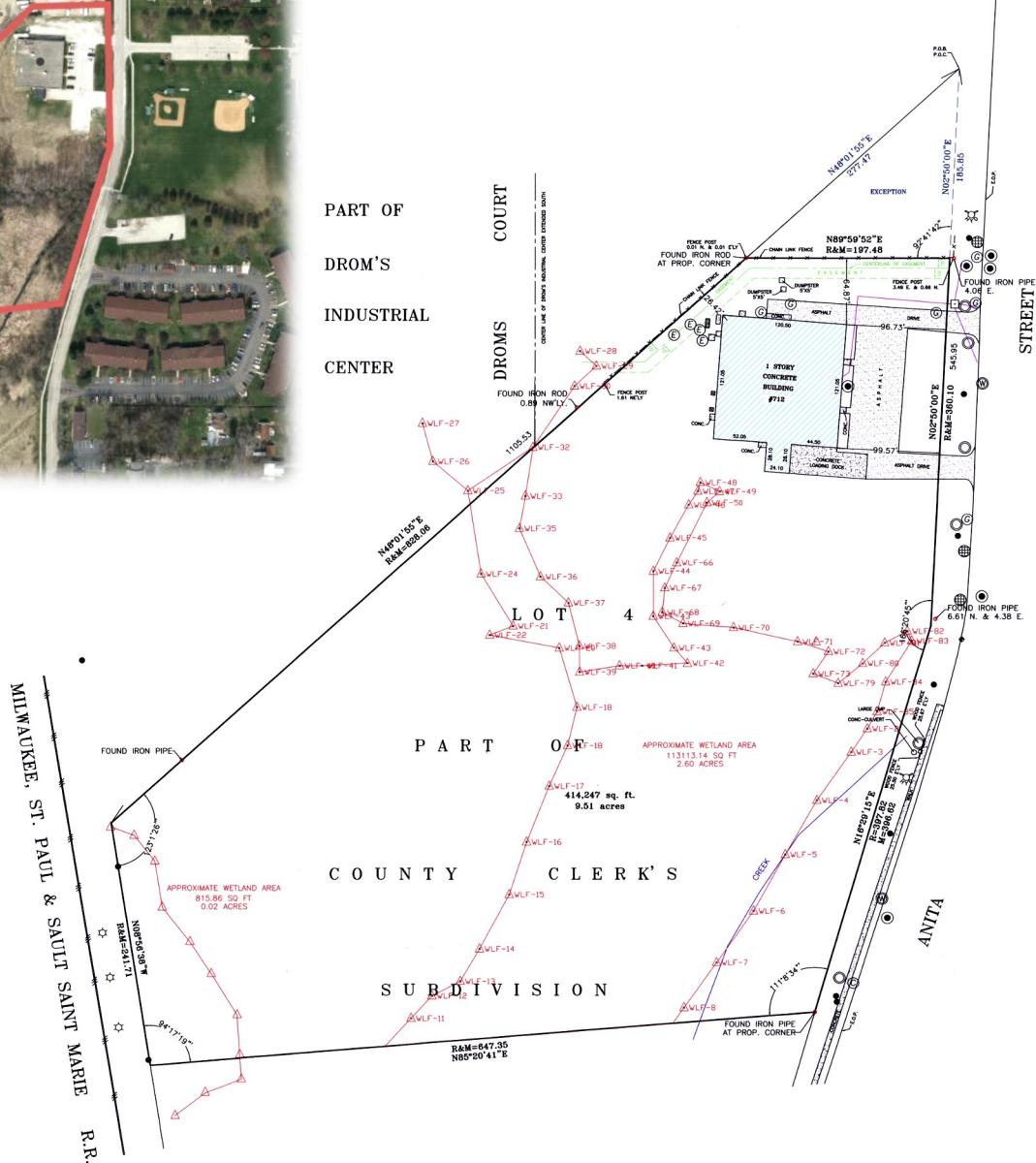
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LEGEND

- - LIGHT POLE
-  - FIRE HYDRANT
-  - WATER MANHOLE
-  - GAS MANHOLE
-  - WET LAND FLAG
-  - SANITARY MANHOLE
-  - ELECTRIC MANHOLE
-  - POWER POLE
-  - WATER VALVE
-  - CATCH BASIN
-  - RAIL ROAD
-  - SBC BOX
-  - SBC
-  - STORM MANHOLE
-  - CMP
-  - AIR CONDITIONER
-  - UTILITY BOX
-  - RECORD
-  - MEASURE



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Work Area East View



Work Area West View



Work Area South View



Work Area North View



Shipping Area



Sprinkler

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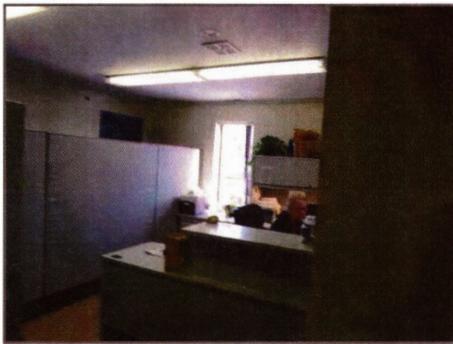
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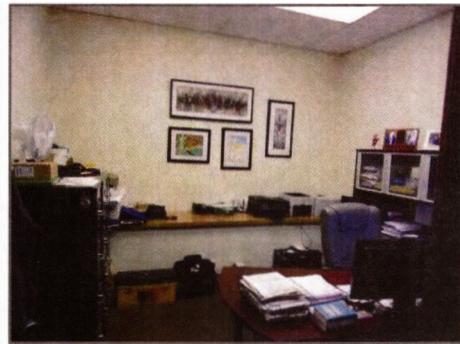
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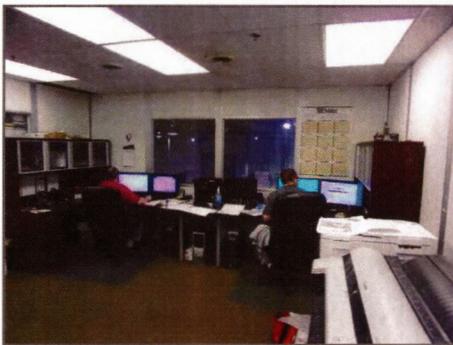
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Reception



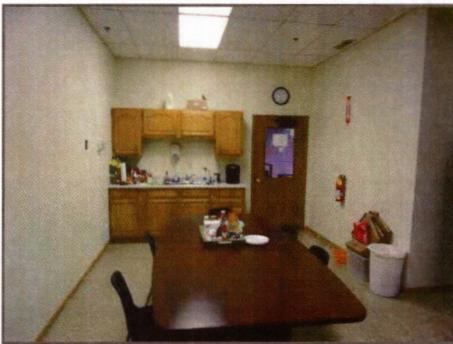
Typical 1st Flr Private Office



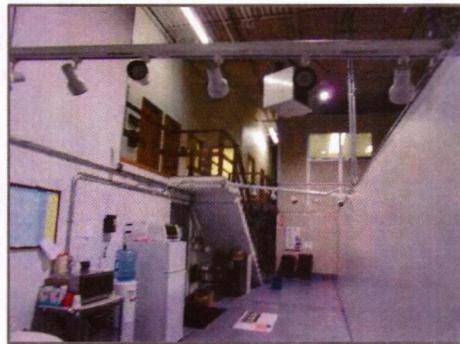
Typical 2nd Flr Office



Conference Room



Lunch Room



Exterior View of Office Area

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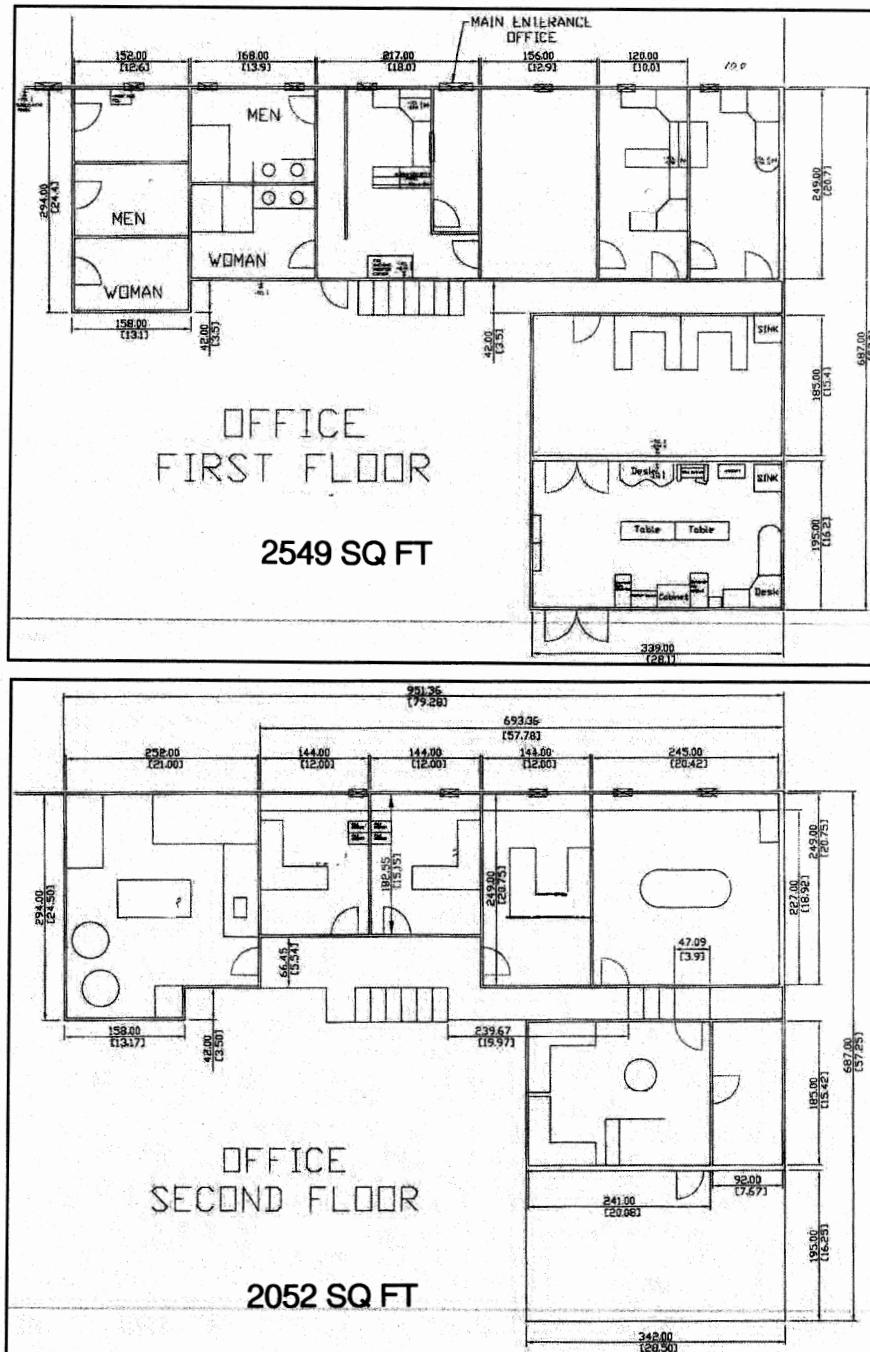
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