

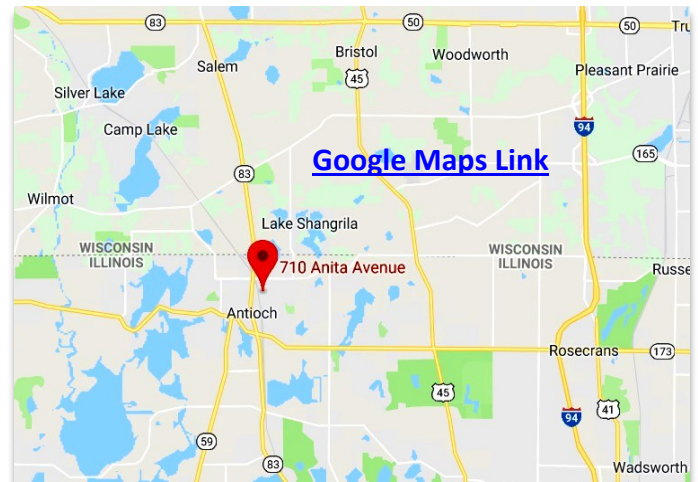
**FOR SALE**

**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](#) @ 847-533-7144 (Cell) / [jcf.ike@sbcglobal.net](mailto:jcf.ike@sbcglobal.net)

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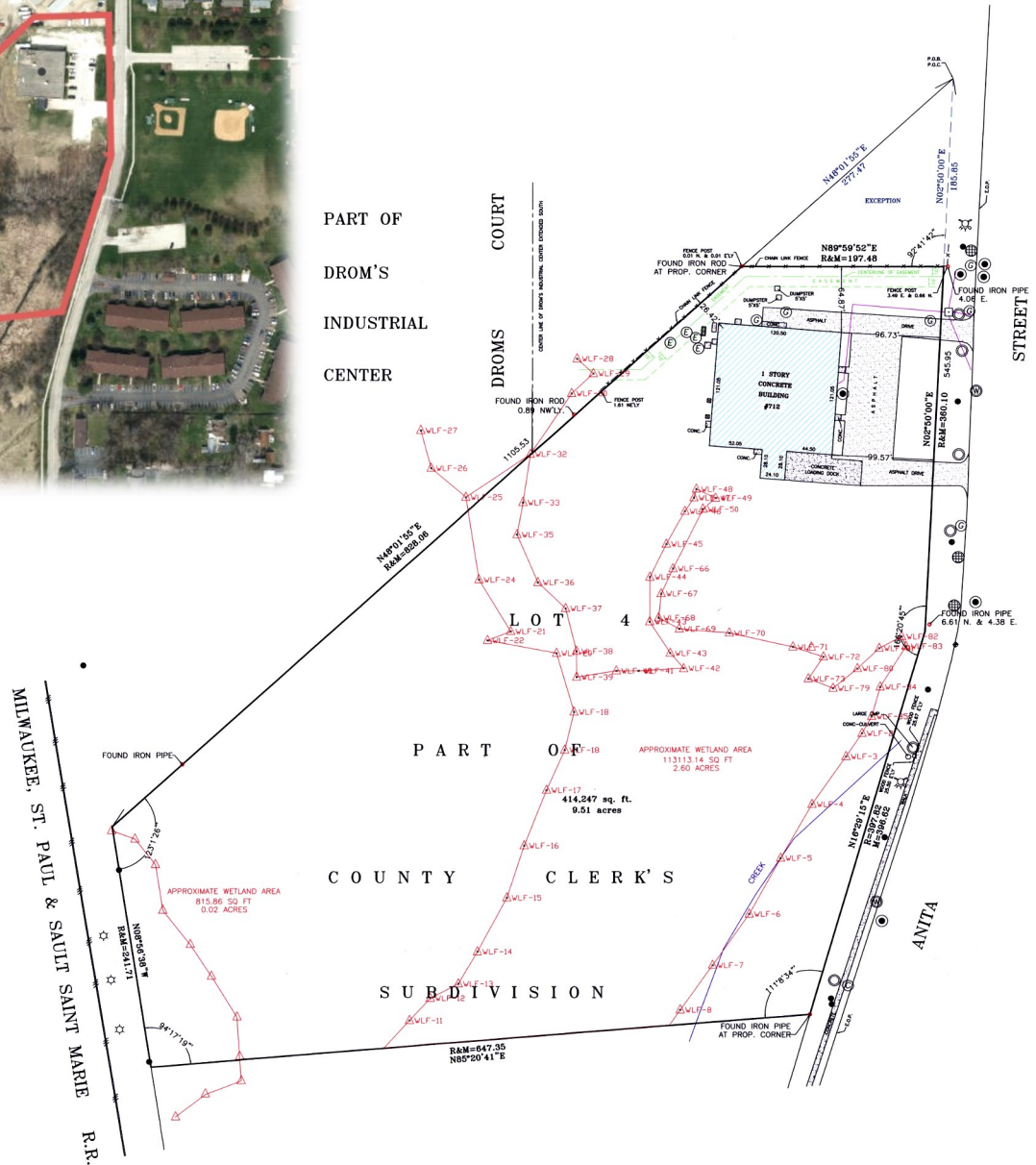
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PART OF  
DROM'S  
INDUSTRIAL  
CENTER

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



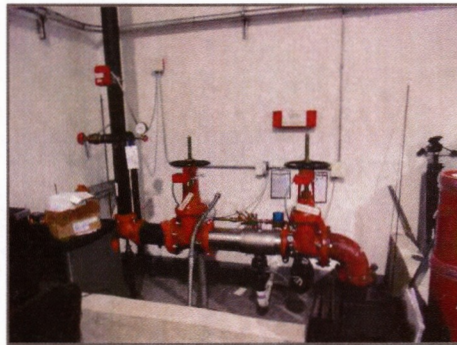
Work Area South View



Work Area North View



Shipping Area



Sprinkler

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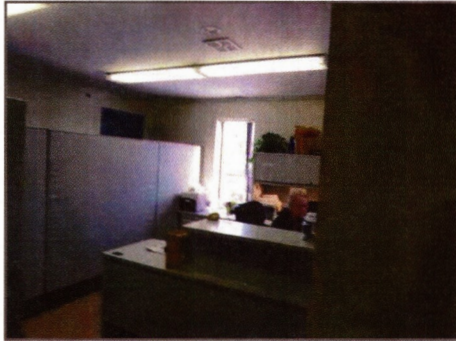
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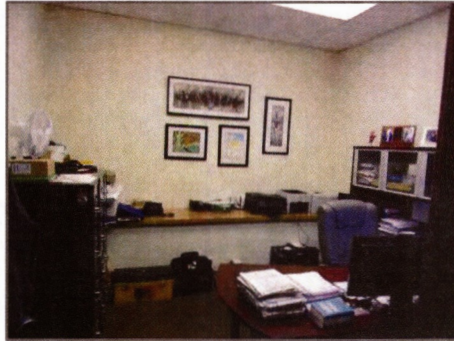
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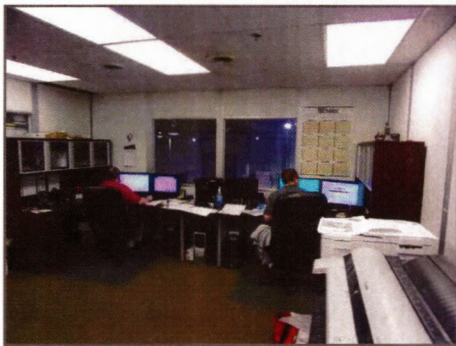
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**Reception**



**Typical 1st Flr Private Office**



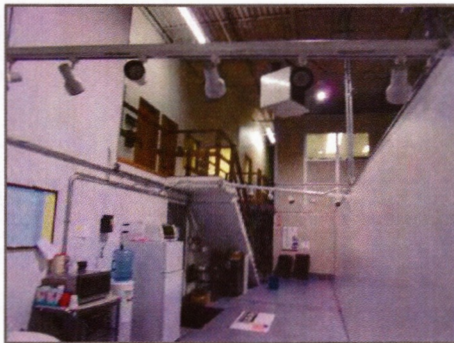
**Typical 2nd Flr Office**



**Conference Room**



**Lunch Room**



**Exterior View of Office Area**

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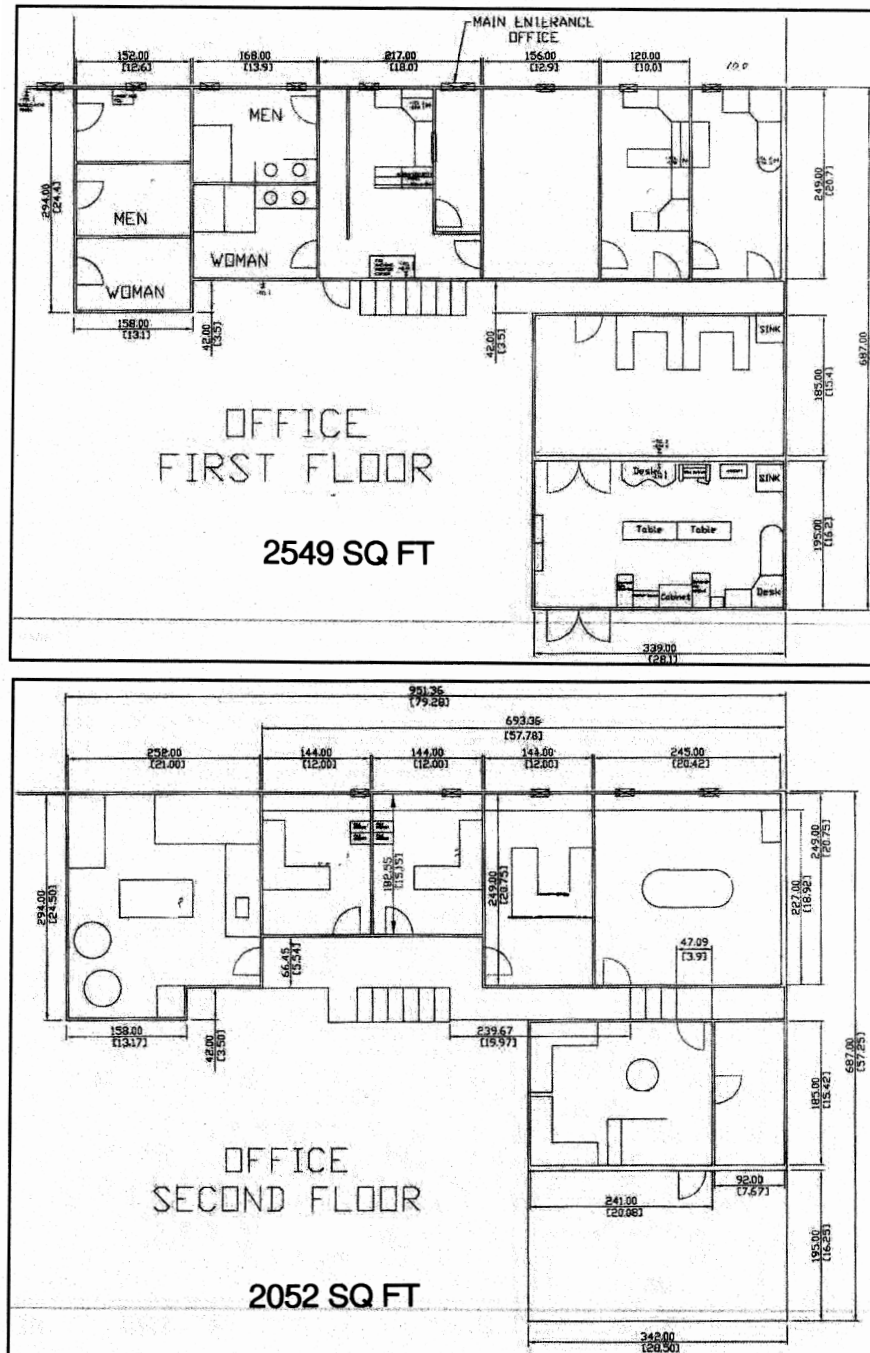
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