

ANDERSON LAND COMPANY

"PROVIDING QUALITY FARMLAND REAL ESTATE SERVICES"

6826 ILLINOIS RTE 78 MT CARROLL, ILLINOIS, 61053

James J. Anderson

Managing Broker
815-718-1878

Cindy Hook

Broker
815-291-6767

COMMERCIAL STREET MT. CARROLL

759 COMMERCIAL STREET
MT. CARROLL, IL 61053
10.7 ACRES M/L
LARGE WAREHOUSE
RAILROAD SIDE SPUR TO BUILDING

240 BY 160 METAL BUILDING IMPROVED WITH
INSULATION, ZONE HEATING, MASSIVE ELECTRICAL
SERVICE, THREE PHASE 480 VOLT
24 FOOT CEILINGS
INDOOR AND OUTDOOR DOCK LOADING. OVERHEAD
CRANE SYSTEM, AND MUCH MORE

2 FLOORS OF OFFICES, RESTROOMS, CONFERENCE
ROOMS, BREAKROOMS AND STORAGE AREA.

ADEQUATE PARKING, GREAT VISIBILITY, OUTDOOR
BREAKROOM (SHELTERED PICNIC AREA)

TAXES: \$11,651.00

PRICE: \$1,550,000.

INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED