

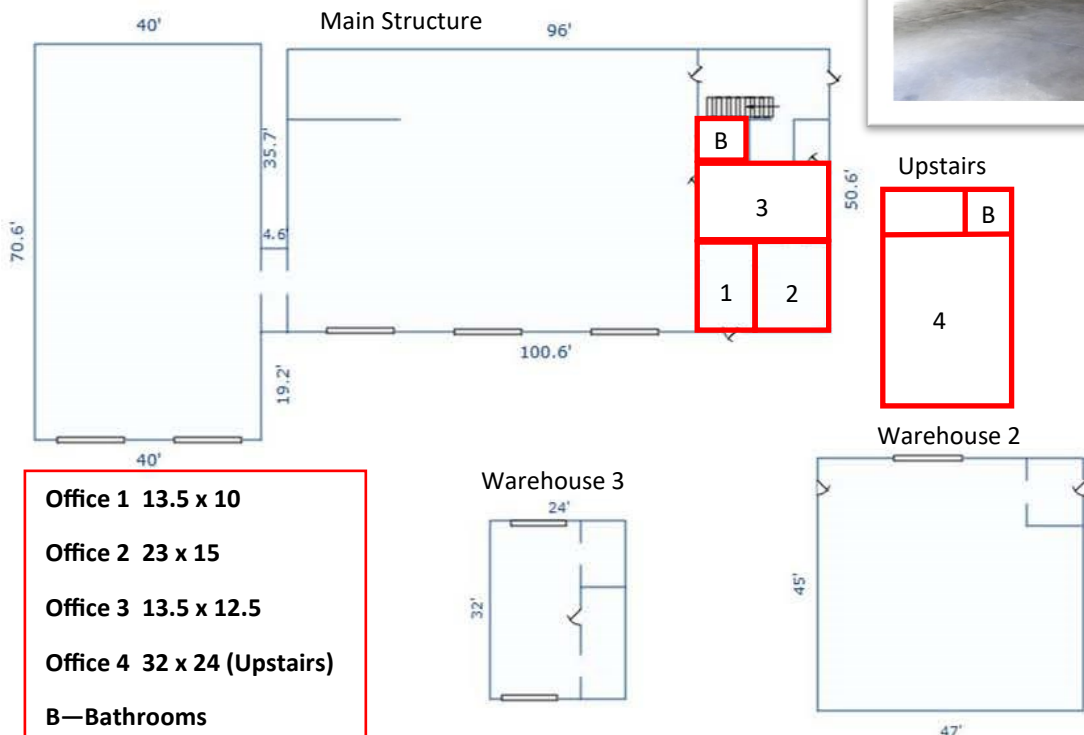
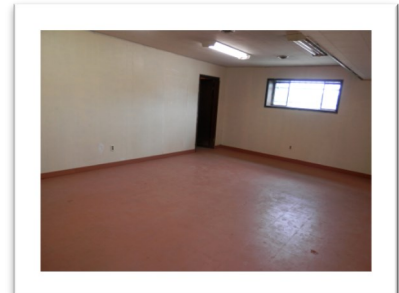


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Curry Ave, Illiopolis, IL FOR SALE \$160,000

Warehouse/Office buildings with lots of Land in Illiopolis, IL. Three buildings on six combined parcels, totaling over 10 acres. This lot borders a rail line, which includes a usable side spur. The main structure has 7668 sf with an 875 sf main floor office area, with an additional 880 sf usable upstairs office space and bath; plus two separate warehouse sections with concrete floors: one with three 14' electric o/h doors; and one with two 12' electric o/h doors. One section of the main building has over 70' of depth, long enough to garage two semi trucks. A second "Warehouse 2" is a free-standing 2115 sf (45'x 47') building which has a 12' garage door and a concrete floor with a central drain. The third "Warehouse 3" building containing 768 sf was previously used as a truck wash. The three structures combine to provide approximately 11,431 square feet of space. Curry Lane is zoned Business and Services by Illiopolis. (Measurements are approximate)



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