

WAREHOUSE PROPERTIES

2158 IL-26 - DIXON, IL

Joseph & Camper
COMMERCIAL



PRICE REDUCED!!!

**FOR SALE
or LEASE:**

FOUR FLEX BUILDINGS ON 5.37 ACRES
~~\$995,000~~ - **NOW \$845,000** or **\$4.00-5.90 PSF - NNN**

PROPERTY FEATURES

- Four building sizes are 9,600 SF, 12,744 SF, 9,000 SF and 9,600 SF.
- One retail showroom building/warehouse with the remaining three warehouses set up for cold storage for a contractor supply company.
- Large overhead drive in doors, one exterior dock, and ceilings heights ranging from 13 feet up to 26 feet.
- Abundant outdoor storage on 5.37 acres with several areas around the buildings covered.
- Located on a well and septic.
- Located on highway 52 approximately 6 miles from Interstate 88.
- Built in 1976 and zoned C-2.
- Deed restriction -The Property shall not be used for the purpose of the sale, storage, or distribution of lumber, shingles, siding, paint, windows, doors, cabinetry, decking, tools, drywall, or hardware products.



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BUILDING FEATURES

- Building #1 is 9,000 SF
- Dimensions are 150' x 60'
- Ceiling heights are 16'3" to the bottom of the beams and 21' to the deck.
- One 19' x 10' overhead door on the North end, one 13' x 14' overhead door on the West end and another 19' x 10' overhead door on the on the South end.
- Balcony storage on each end offers abundant storage above and below.
- Covered storage area on the West side approximately 10' x 50'.

BUILDING 1:

150 ft

60 ft



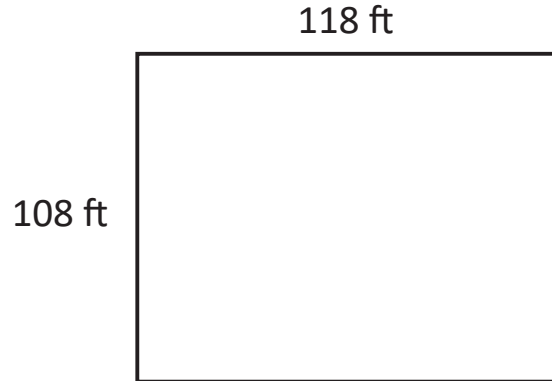
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BUILDING FEATURES

- Building #2 is 12,744 SF
- Dimensions are 118' x 108'
- This building offers covered storage on the East & West end and runs the span of the building.
- Ceiling heights are 20' to the bottom of the beam and 26' to the deck.
- Open space with mezzanine storage on the East side.

BUILDING 2:



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BUILDING FEATURES

- Building #3 is 9,600 SF
- Building dimensions are 160' x 60'
- 13' 4" x 13' 2" overhead door on the North and South ends.
- This building also offers covered storage on both sides of building that run the span of the building.
- Ceiling heights are 13' to the bottom of the beams and 22' to the deck.

BUILDING 3:

160 ft

60 ft

Warehouse



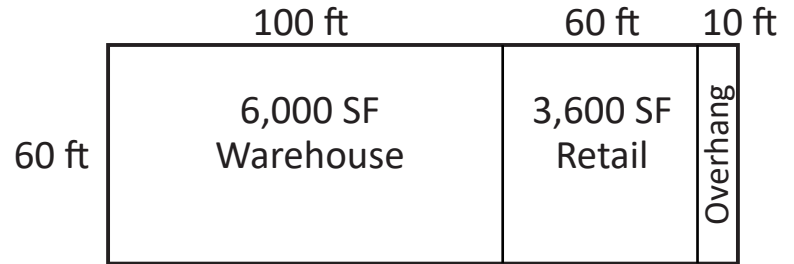
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BUILDING FEATURES

- Building # 4 is 9,600 SF and is set up with a 3,600 SF retail showroom up front and 6,000 SF of warehouse space in the rear.
- Dimensions are 160' x 60'
- Retail showroom offers heat, air conditioning and a restroom.
- Warehouse includes a 13' 4" x 13' 8" overhead door and an exterior concrete dock on the West side.
- Mezzanine storage set up throughout the warehouse.

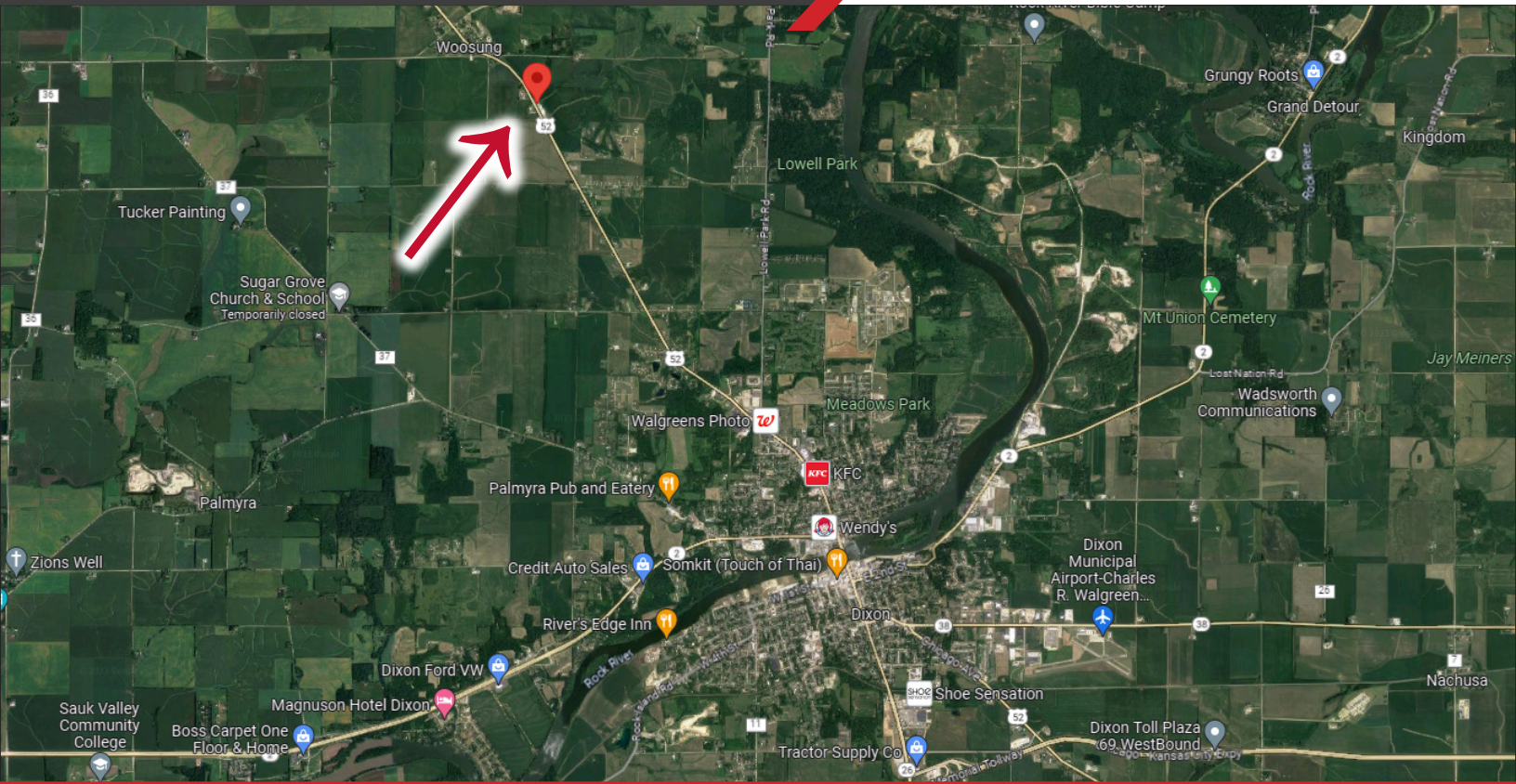
BUILDING 4:



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PROPERTY DETAILS

PROPERTY TYPE	INDUSTRIAL/ WAREHOUSE
BUILDING SIZES	B1: 9,000 SF B2: 12,744 SF B3: 9,600 SF B4: 9,600 SF TOTAL: 40,944 SF
YEAR BUILT	1976
LAND SIZE	5.37 ACRES
ZONING	C-2
SALE PRICE	\$845,000
LEASE PRICE	B1,2 & 3: \$4.00 PSF - NNN B4: \$5.90 PSF - NNN



Will Hayes

E-MAIL: Willhayes@josephcamper.com

CELL: 309-643-0717

5001 N. University St., Peoria, IL | 309-691-5919

WWW.JOSEPHCAMPER.COM