



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

FOR SALE - INDUSTRIAL LAND

\$508,018 OR \$1.25/SF



FOR SALE

North Old Galena Road,

Chillicothe, IL 61523

9.33 +/- AC

LAND

LOT SIZE

9.33 +/- Acres

SALE PRICE

\$508,018 OR \$1.25/SF

REAL ESTATE TAXES

\$2,889

ZONING

I-2 Industrial

PROPERTY DESCRIPTION

Highly visible industrial park located along IL State Route 29/Galena Road, just north of IL State Route 6. Only 9.33 +/- acres remaining. Adjacent to Caterpillar's Mossville Plant. Parcel is at the corner of State Street & Old Galena Road. Property is divisible. \$1.25/SF. All utilities available except municipal sewer. Property currently serviced by individual septic system to be installed by purchaser(s). Annexation agreement in place with city of Peoria that calls for eventual sewer hook up if available. Covenants & Restrictions also in place.



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**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

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