

**FOR SALE**

**\$715,000**



**ONE CREATIVE WAY,**  
Rossville, IL 60963

**PROPERTY INFORMATION**

**BUILDING SIZE**  
164,500 SF +/-

**LOT SIZE**  
16.99 +/- AC

**YEAR BUILT**  
1950/1960/1980

**RE TAXES**  
\$26,790.96

**TAX ID**  
08-12-310-018  
08-12-309-017  
08-12-300-011

**TRAFFIC COUNT**  
E. Attica St. – 1,100 AADT

**PROPERTY DESCRIPTION**

16.99 acre site has a 164,500SF food grade production facility, which includes a 4,000SF two-story brick office, multiple single story outbuildings, and a combination of high/low clearance production areas and warehousing, with the most recent warehousing area's having 18'-24' clearances served by 7 truck docks. Site also includes 5.81 tillable acreage.

**AREA DESCRIPTION**

Rossville is located at the intersection of Illinois Route 1 and Country Road 14, about 105 miles south of Chicago and 15 miles north of Danville. A railroad operated by CSX Transportation passes directly west of the property line. Former rail spur reconnection possibility.



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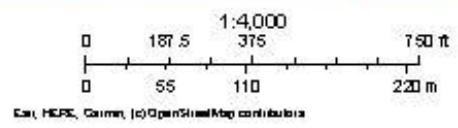
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## PLAT



July 16, 2020



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