COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY

INDUSTRIAL WAREHOUSE & OFFICE

Price: $600,000.00 (Previously $715,000.00)

FOR SALE

1 Creative Way

Rossville, IL 60963

16.99 AC | SALE | WAREHOUSE /INDUSTRAL

BUIDING SIZE
164,500 SF +/-

LOT SIZE
16.99 AC

YEAR BUILT
1950, 1960, 1980

R.E. TAXES
$26,790.96

TAX IDS
08-12-310-018
08-12-309-017
08-12-300-011

ZONING
Industrial/AG

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.

Traffic Counts
E. Attica Rd. – 1,100 AADT

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.

LARRY KUCHEFSKI
Illinois/Indiana Licensed Designated Managing Broker
217-918-0871
lk@cbcdr.com

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY
201 W Springfield Ave. 11th Floor
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217-352-7712

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PLAT

July 16, 2020

1:4,000
0 187.5 375 750 ft
0 55 110 220 m

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