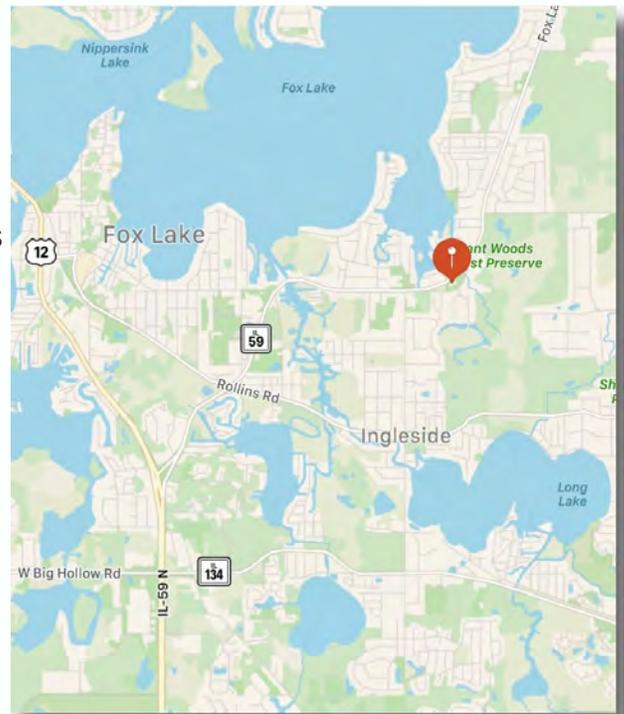


# INDUSTRIAL

FOR SALE – 10,624 SQ. FT. FLEX BUILDING  
25700 W. OLD GRAND AVENUE INGLESIDE, IL



- **Availability:** 10,624 Sq. Ft.
- **Building Size:** 10,624 Sq. Ft.
- **Office Area:** 6,190 Sq. Ft.
- **Land Area:** 4.57 Acres
- **Description:** Masonry - Brick
- **Year Built:** 2004
- **Drive In Doors:** Two (2) 12'x14' Grade Level Doors
- **Parking:** 24 parking spaces and 2 handicapped
- **Ceiling Height:** 18.5' Clear
- **Sprinklers:** None - Smoke Detectors Installed
- **Power:** 400 Amp @ 277/480V 3 Phase, 4 Wire
- **Heat:** Office - HVAC and Garage/Shop - Radiant
- **Real Estate Taxes:** Not Applicable - Taxes will be assessed to new owner
- **Sale Price:** Price Reduction - \$1,030,528 (\$97 per Sq. Ft.)
- **Remarks:** Hybrid facility for many potential uses such as office, training, assembly, distribution, automotive, engineering and testing operations. Possible building expansion up to 2,100 Sq. Ft. and parking expansion.



Above information is subject to verification and no liability for errors or omissions is assumed. Prices subject to change and listing may be withdrawn without notice.



[www.tristaterealty.com](http://www.tristaterealty.com)

**CONTACT: Robert Elbrecht**

**847.360.1375 sales@tristaterealty.com**

P.O. Box 7860 Gurnee, Illinois 60031 (847) 360.1375

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# INDUSTRIAL

FOR SALE – 10,624 SQ. FT. FLEX BUILDING  
25700 W. OLD GRAND AVENUE INGLESIDE, IL



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**FOR SALE**  
**INDUSTRIAL/FLEX BUILDING**  
**25700 W. OLD GRAND AVENUE**  
**INGLESIDE, IL**

**Office Area:** 6,190 Sq. Ft.  
**Garage/Shop Area:** 4,434 Sq. Ft.  
**Building Size:** 10,624 Sq. Ft.  
**Land Area:** 4.57 acres  
**Year Built:** 2004  
**Description:** Masonry - Face Brick  
**Heat:** Office: Gas and Shop: Radiant  
**Drive-In Doors:** Two (2) 12' x 14' Grade Level Doors (for drive-through)  
**Parking:** 24 spaces and 2 handicapped spaces  
**Power:** 400 Amp @ 480/227V, 3 PH 4W panel  
**Ceiling Height:** Office: 9' and Shop: 18.5'  
**Sprinkler System:** None - smoke detectors installed  
**Real Estate Taxes:** Current owner exempt - Taxes will be assessed to new owner  
**Sale Price:** Price reduction - \$1,030,528 (\$97 per Sq. Ft.)  
**Remarks:** **Office:** Entrance lobby with washrooms, secure receptions area and meeting/training room. General office with two (2) private offices, open area, conference room, lunch room, work room, washrooms, mail/copy room, janitor and laundry room. Nice window line on east and west building elevations. Furnishings negotiable.  
**Shop:** Trench drain with triple catch basin, ceiling fans, exhaust fan, wash bay, men and women's washrooms with lockers and showers, and exterior concrete storage bins.

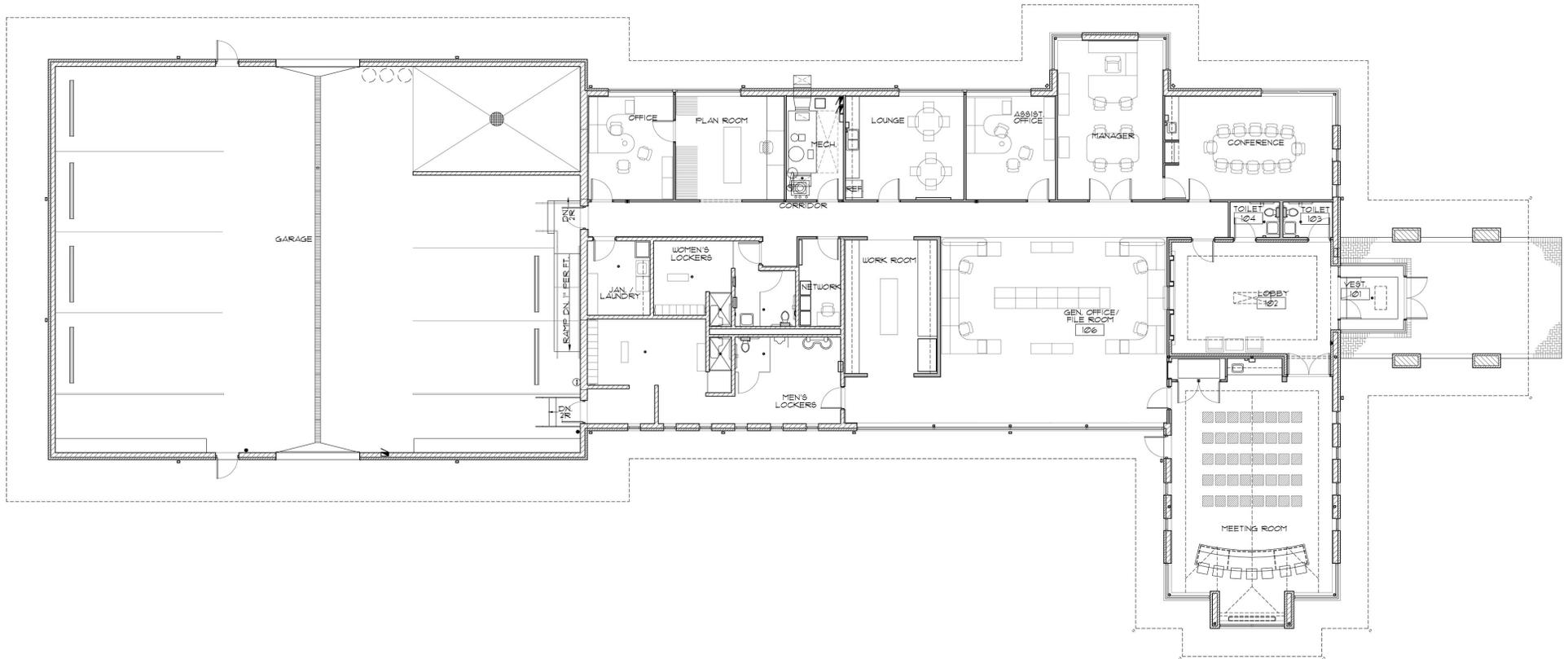
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# BUILDING PLAN

25700 W. Old Grand Avenue, Ingleside, Illinois



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