

FOR SALE OR LEASE

1317 Pestalozzi Street
Highland, Illinois 62249

WWW.KUNKELCOMMERCIAL.COM WWW.KUNKELCOMMERCIAL.COM WWW.KUNKELCOMMERCIAL.COM



Warehouse/ Office Building

- Total Building Sq. Footage is 18,900 sf (15,900 sf warehouse & 3,000 sf office)
- 12' Ceilings, 1 Dock Door, 3 phase electric
- 100% Temperature Controlled
- 2.1 Acres
- Lease Rate: \$2.50/psf, Gross
- Sale Price: \$499,000.00

EXPERIENCE... DEDICATION... RESULTS



For information, contact:

DAVE KUNKEL

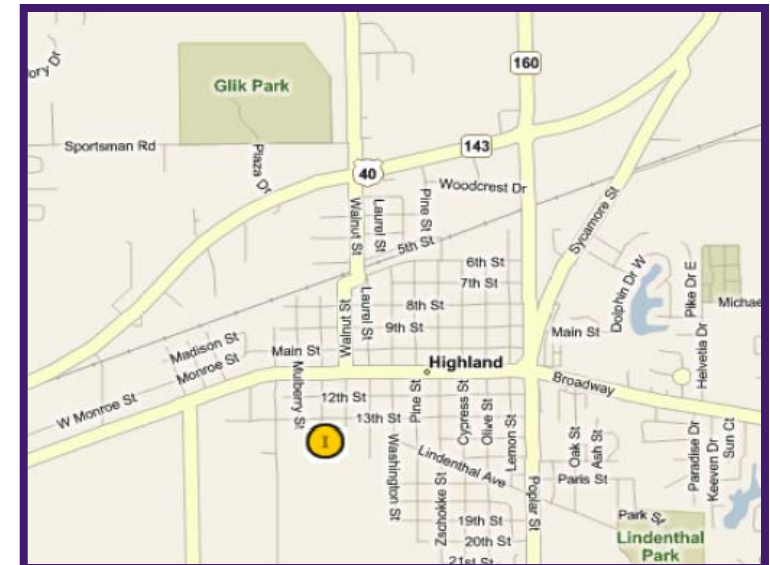
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618.632.8200 OFFICE

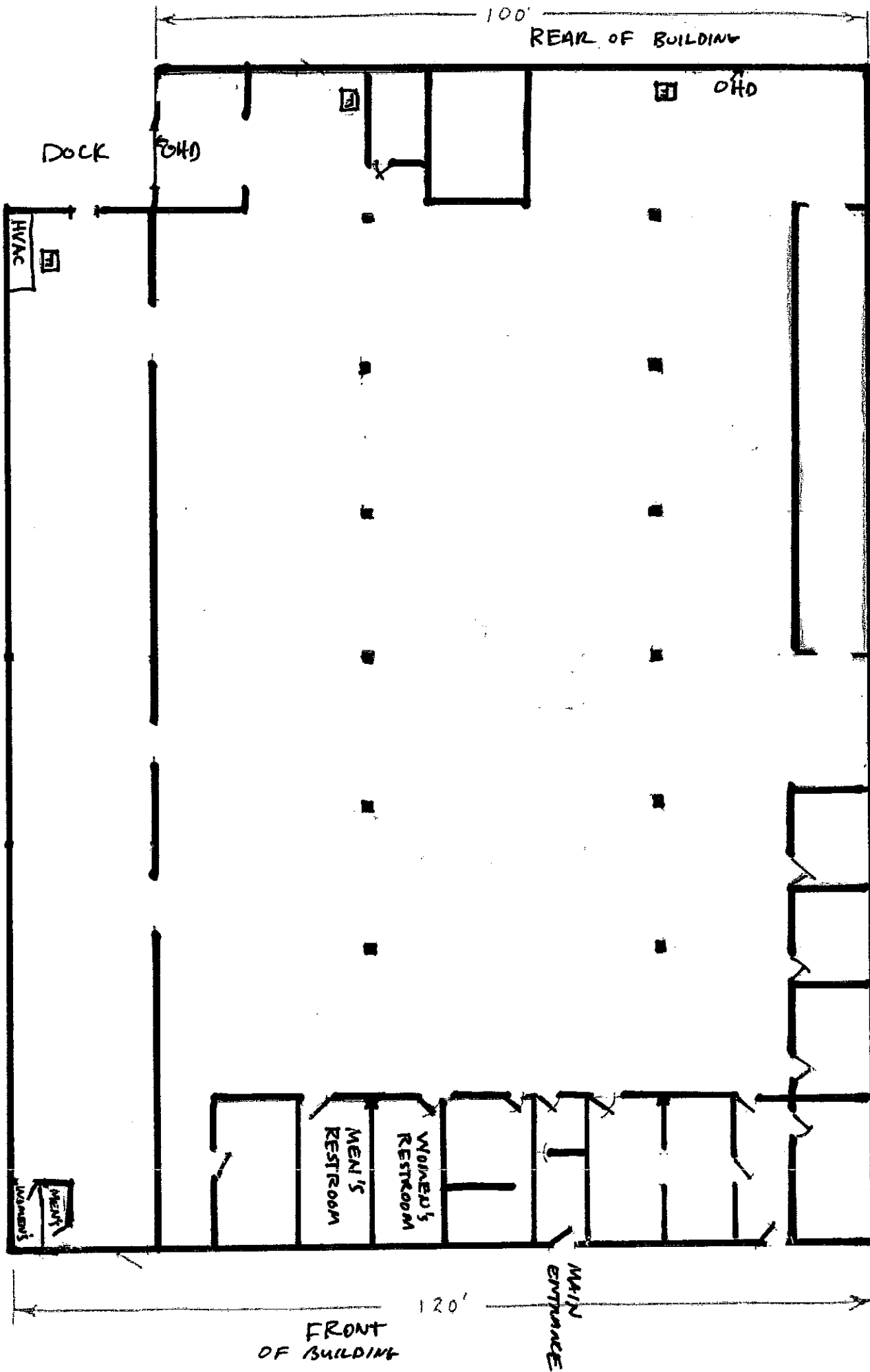
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784 WALL STREET, SUITE 100A
O'FALLON, IL 62269



Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.



100'

REAR OF BUILDING

DOCK

OHO

OHO

HVAC

WOMEN'S

MEN'S
RESTROOM

WOMEN'S
RESTROOM

MAIN
ENTRANCE

120'

FRONT
OF BUILDING



COMMERCIAL BUILDING INFORMATION

Building Name: Devtron

Address: 1317 Pestalozzi Street

City: Highland **State:** IL **Zip:** 62249 **County:** Madison

Building Size: 18,900 SF

Useable/Rentable: _____ **Total Space Available Now:** 18,900 SF

Year Built: _____ **Last Major Rehab:** _____ **Number of Floors:** 1

Ceiling Height: 12' **Elevators:** No **Sprinklers:** _____

Overhead Doors: 1

Lot Size: 2.1 Acres **Frontage:** 251 **Depth:** 364

Parking Spaces: _____ **Traffic Count:** _____

Zoning: Light Industrial **By:** _____

Permanent Parcel #: 01-2-24-05-10-103-007

Taxes (Year): 2008/\$10,514.32 **Utilities:** _____

Sale Price: \$499,000

Lease/Sub-Lease Rate: \$2.50 PSF Gross Lease

Lease Rate Includes: _____

Comments: Building size is 18,900 sf (3,000 sf office and 15,900 sf warehouse)
100% Temperature Controlled.

KUNKEL COMMERCIAL GROUP

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