

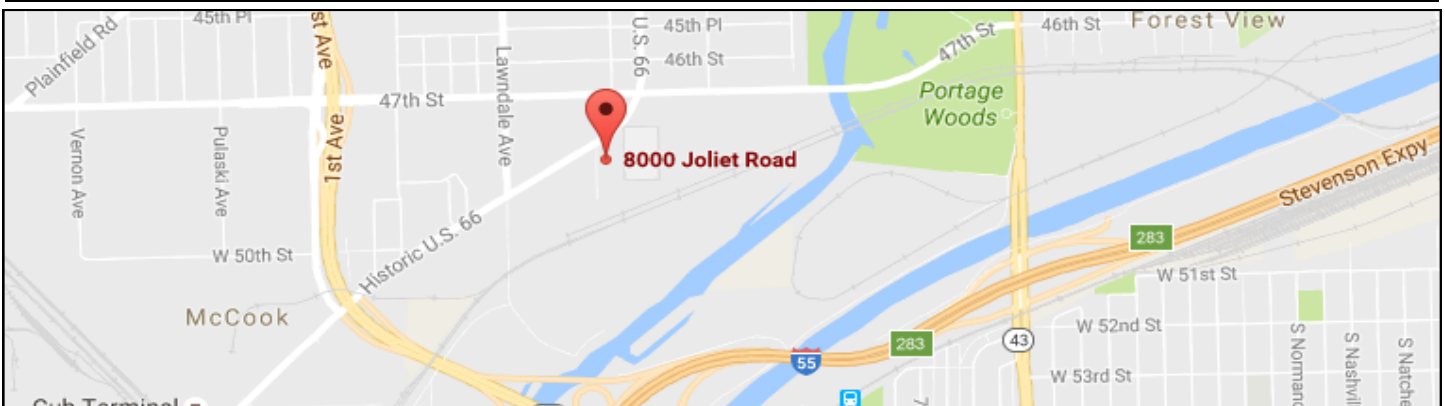
# FOR SALE

## 54,913 S.F. Industrial Building

### 8000 Joliet Road - McCook, IL

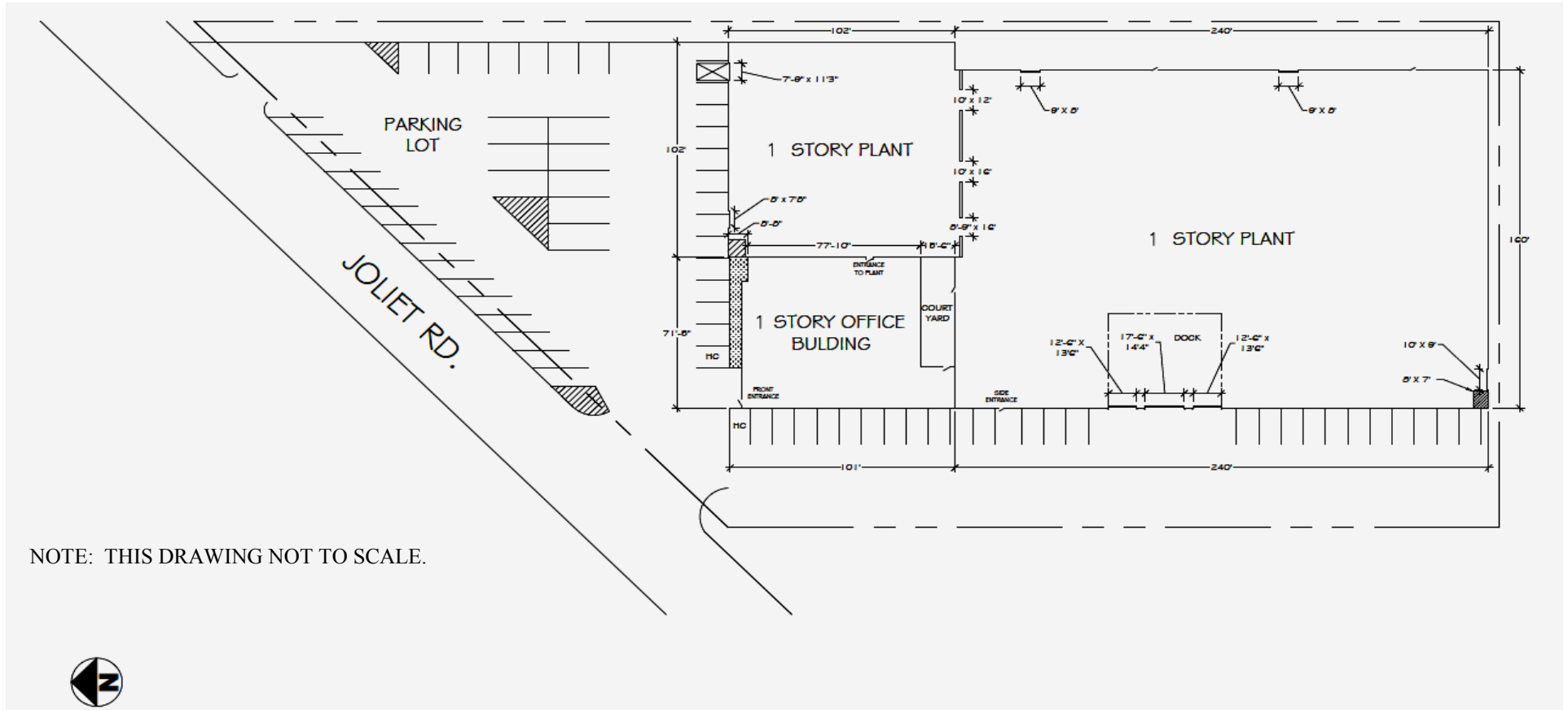
**SALE PRICE: \$1,695,000 (\$30.87 PSF)**

- 6,058 sq. ft. office space
- Sprinklered manufacturing/warehouse area
- 1960s construction
- 17' ceiling height
- 1000 AMPs / 480 volts
- Lot size 2.31 acres (100,800 sq. ft.)
- 2014 warehouse roof - Firestone TPO membrane with warranty
- 2006 office roof
- Loading: Three exterior docks  
Two drive in doors
- Minutes to I-55 @ 1st Avenue
- Energy efficient warehouse lighting
- 69 car parking
- Heavy manufacturing zoning
- 2015 real estate taxes:  
\$165,214.28 (\$3.00 psf)  
PIN #18-11-203-015-0000



*Exclusively Offered by:*  
**Daniel Chopp**  
(708) 387-2640  
dan@choppcommercial.com

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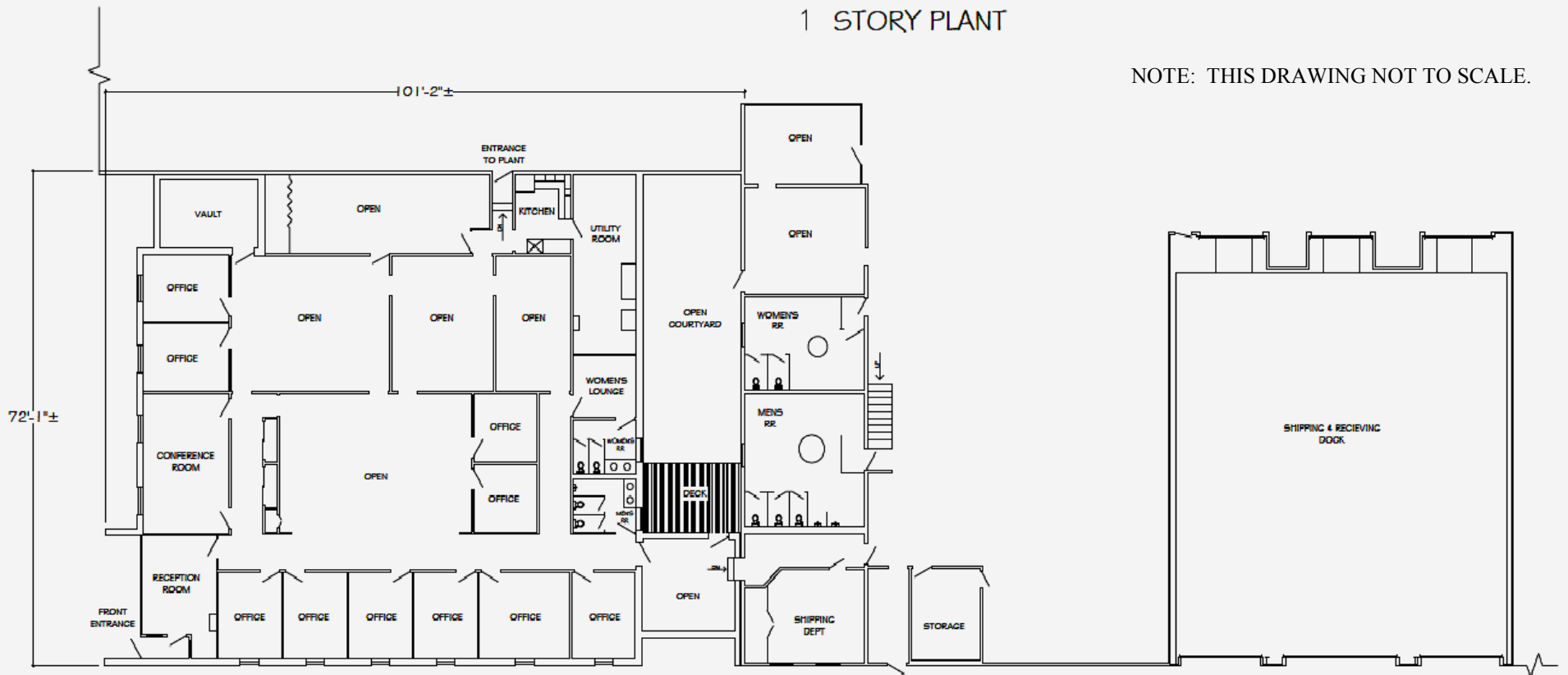
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1 STORY PLANT

NOTE: THIS DRAWING NOT TO SCALE.



1 STORY OFFICE BLDG.



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