

**FOR SALE OR LEASE:**

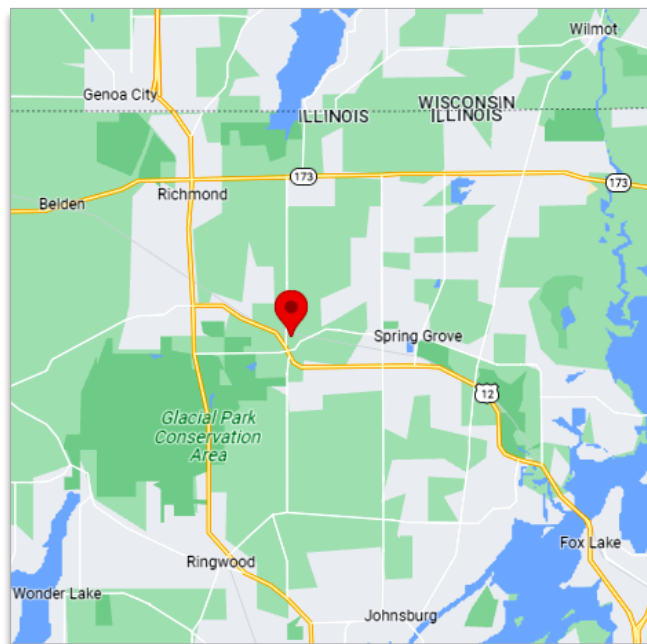
# 41,586 Sq. Ft. Industrial Building

8104 N. Solon Road • Solon Mills • IL 60071



## **PROPERTY HIGHLIGHTS:**

**LISTING PRICE:** \$1,250,000.00  
**LEASE RATE:** \$4.50 per Sq. Ft. Gross  
**PIN #:** 04-23-352-004  
**BUILDING SIZE:** 41,586 Sq. Ft.  
**ZONING:** Industrial  
**BUILDING CONST.:** Brick/Metal  
**LOT SIZE:** Irregular 3.285 Acres  
**OFFICE AREA:** 3,000 Sq. Ft.  
**CEILING HEIGHT:** Varies up to 20'  
**LOADING:** 1 - 12'x14' Drive-in-Door + 2 Additional  
1 - Exterior Dock with Leveler  
**POWER:** 3-Phase Heavy Power 1,200 + AMPS  
**HVAC:** Gas, Ceiling Units, Radiant  
**PARKING:** Ample Common Non-Assigned  
**AVAILABILITY:** September 1, 2023  
**TAXES:** \$22,909.76 / 2022  
**COMMENTS:** Easy access to Route 12, room for expansion, nice office area, lunch room, shop offices, good ceiling height and heavy power.



[Google Maps Link](#)

## **DIRECTIONS:**

RT 12, east of Richmond, west of Spring Grove to North Solon Road, north to building.



**Contact: Ralph Huszagh @ 847-977-9040 (Cell) / [jcf.ralph@sbcglobal.net](mailto:jcf.ralph@sbcglobal.net)**

**JC FORNEY INC**

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131 West Park Avenue • Libertyville • IL • 60048

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Office: (847) 362-2000

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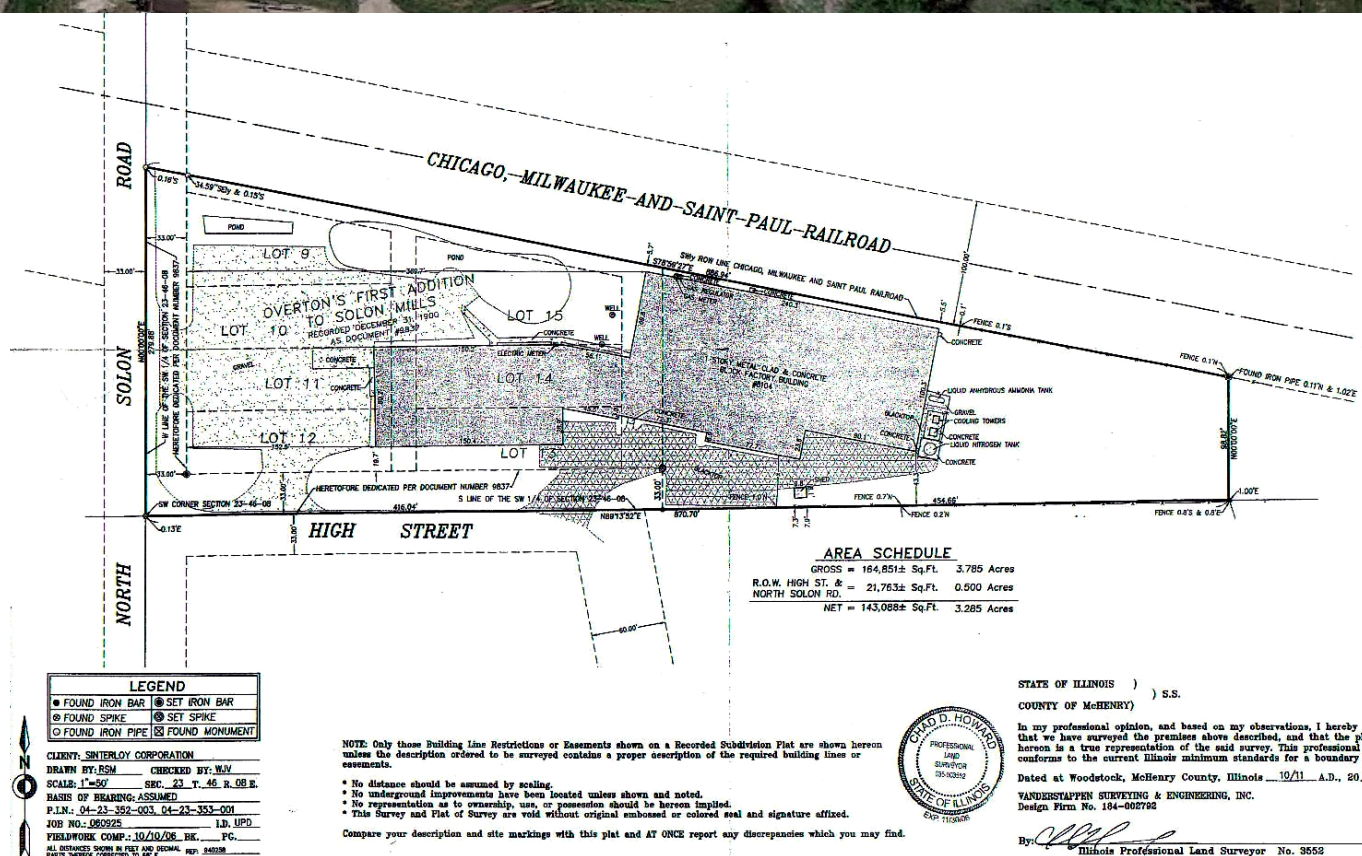
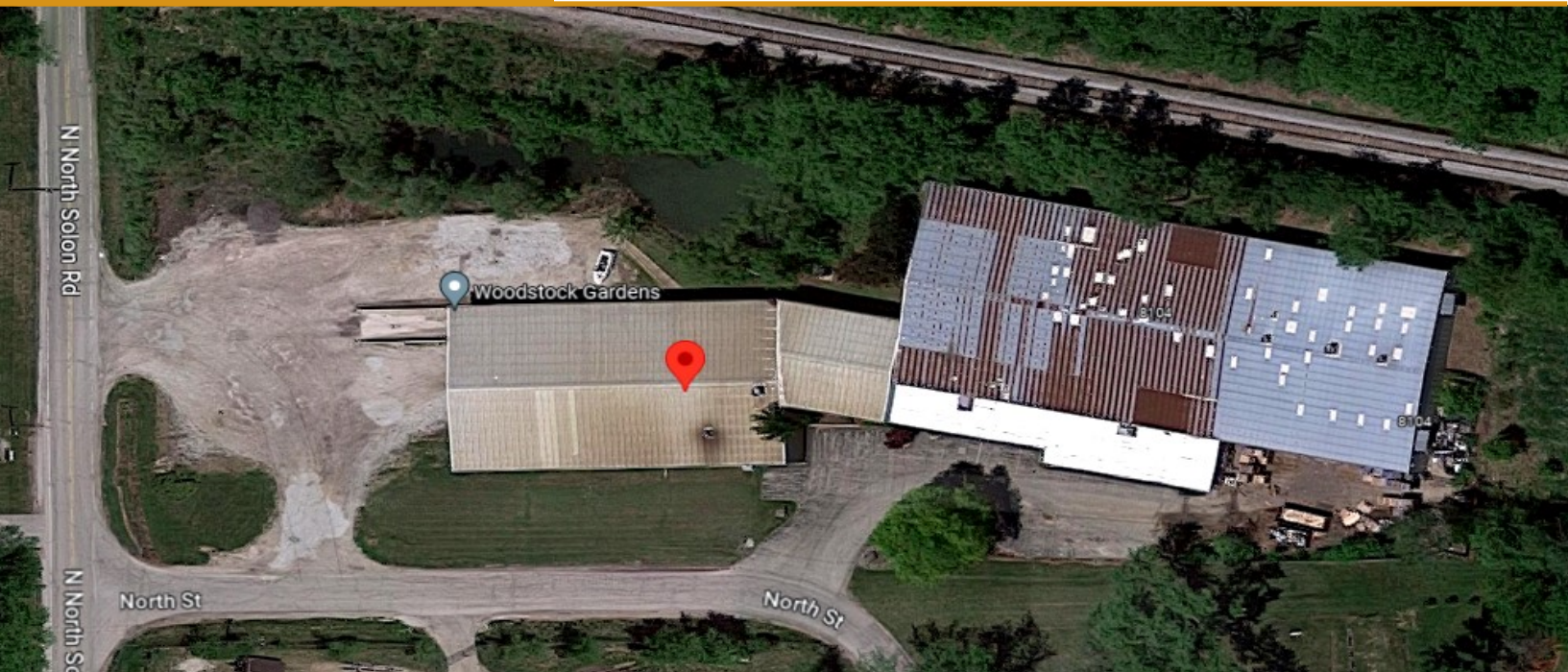
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