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FOR SALE: MARSHALL COUNTY IL 2.108+- ACRES

## PROPERTY DETAILS

Address: Varna IL 61375

Price Reduced: \$330,000 / List Price: \$375,000

Land For Sale: 2.108 surveyed acres with 24,100 square feet of shop and office buildings.

Sale Price = \$375,000 (\$15.56/sf Buildings)

Very nice, well-maintained industrial shop building in Varna, IL. This property has been home to two different manufacturing operations since it was built in 1992. With 24,100 sf of usable space, this property has enough room to house an established firm or offer a smaller firm the opportunity to expand their business. Property features include ft-lb gas service ideal for larger machinery, 3-phase 480 electricity, radiant heat throughout the shop, 10 ton overhead crane system, 2 large overhead doors, over 2 acres of property with heavy duty 8-10" concrete throughout paved areas and 1,600 sf of office space.

Listing 1809L

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