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## COMMERCIAL PROPERTY FOR SALE NEAR CARMIL IL

### PROPERTY DETAILS

Address: Route 14, Carmi IL (5 miles west)

Price Reduced: \$725,000 / ~~List Price: \$799,000~~

Located on Route 14, 5 miles west of Carmi IL (formerly a Drilling Co. Headquarters), are 4 buildings set on 6.026 acres. The main building's roof line covers 80 ft x 250 ft. In rear of this build, the roof line covers outside entry to overhead doors. The indoor area measures 60 ft x 250 ft with an extended bay that provides over 15,000 sq ft of enclosed area. There are 11 overhead doors ranging from 14 ft to 16 ft in height and 12 ft to 24 ft wide. There are offices on east end covering approximately 1500 sq ft with additional office area on second floor.

- Outside on east side of this building is a concrete pit type truck scale. It is unknown if scale is operable or legal for trade as is.
- In one bay of the shop is a "drive-over service pit" for under carriage/truck maintenance.
- This building is perfect for an industry requiring maintenance / manufacturing and service on larger equipment and equipment storage with office space.
- Buildings are steel structures with concrete floors.
- Property is fenced.

The second largest building towards the back of the property measures 60 ft x 200 ft (12,000 sq ft). Walls are on 3 sides with bays open on east side with exception of half a bay enclosed with overhead door and 5-ton hoist that travels over area front-to-back/side-to-side.

- This building is an ideal storage area for heavy equipment / service trucks / farm machinery and agriculture products.

The 2 smaller buildings measuring 20 ft x 75 ft and 25 ft x 80 ft, one being a specialty building, are not as functioning as the 2 larger main buildings.

The 2 large buildings would complement a range of businesses within the construction, oil and gas, agriculture, trucking, mining and other service industries.

Listing 2250L

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