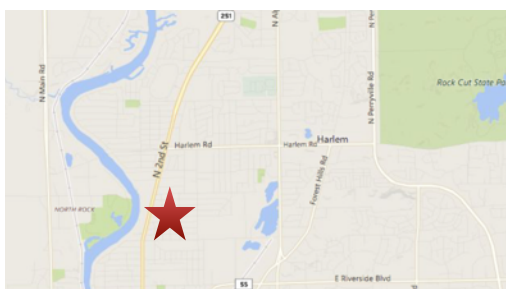


High-Visibility Retail Building

6821 North Second Street, Machesney Park, Illinois



High-visibility retail location on IL Route 251. Block and steel-frame building with receiving/garage area and overhead doors. Ideal for retailers, auto parts or auto service.

FOR LEASE: 4,500 square feet

ENTRY: Four pedestrian doors, plus 2 overhead doors

POWER: 200 amps of power at 240V

HEIGHT: 12-foot clear in retail area and garage

ASKING PRICE: \$1,999/month, net

PARKING: 14 spaces

TRAFFIC: 20,000 ADT

TAXES: \$0.84/SF

TERM: 5-year preferred

AVAILABLE: Now!

Contact: Warren Carlson
Cell: (412) 328-5375
mrwc315@gmail.com