



Bill Beyers
2175623333

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2279 E 350 North Rd

14,350 SF | 100% Leased | Industrial Building | Pana, IL 62557 | \$897,000 (\$63/SF)



INVESTMENT HIGHLIGHTS

- The location is central to multiple Midwest interstate highways and between Chicago and St Louis.
- There is plenty of room for expansion.
- There are refrigeration and freezer facility options.

EXECUTIVE SUMMARY

The owner might be able to occupy the total building sooner.

FINANCIAL SUMMARY (PRO FORMA - 2022)

	ANNUAL	ANNUAL PER SF
Gross Rental Income	\$67,200	\$4.68
Other Income	-	-
Vacancy Loss	-	-
Effective Gross Income	\$67,200	\$4.68
Net Operating Income	-	-

PROPERTY FACTS

Price	\$897,000	Lot Size	6.30 AC
Price Per SF	\$63	Rentable Building Area	14,350 SF
Sale Type	Investment or Owner User	No. Stories	1
Property Type	Industrial	Year Built	1995
Property Subtype	Warehouse	Clear Ceiling Height	18 FT
Building Class	B	No. Dock-High Doors/Loading	8

UTILITIES

- Lighting
- Gas - Natural
- Water - City
- Sewer - City
- Heating - Gas

ABOUT 2279 E 350 NORTH RD , PANA, IL 62557

This property would be an excellent property for a small manufacturing or distribution facility. It is equipped with refrigeration and freezer capabilities.

Click the link or copy and paste it into browser for a video tour of the property. Additional documents can be viewed at the link site.
<https://beyerschiropractic.com/schapers/>

TRANSPORTATION

FREIGHT PORT

Port Milwaukee

351 min drive

294.0 mi

RAILROAD

PURINA MILLS INC.-VANDALLA-IL

50 min drive

31.6 mi

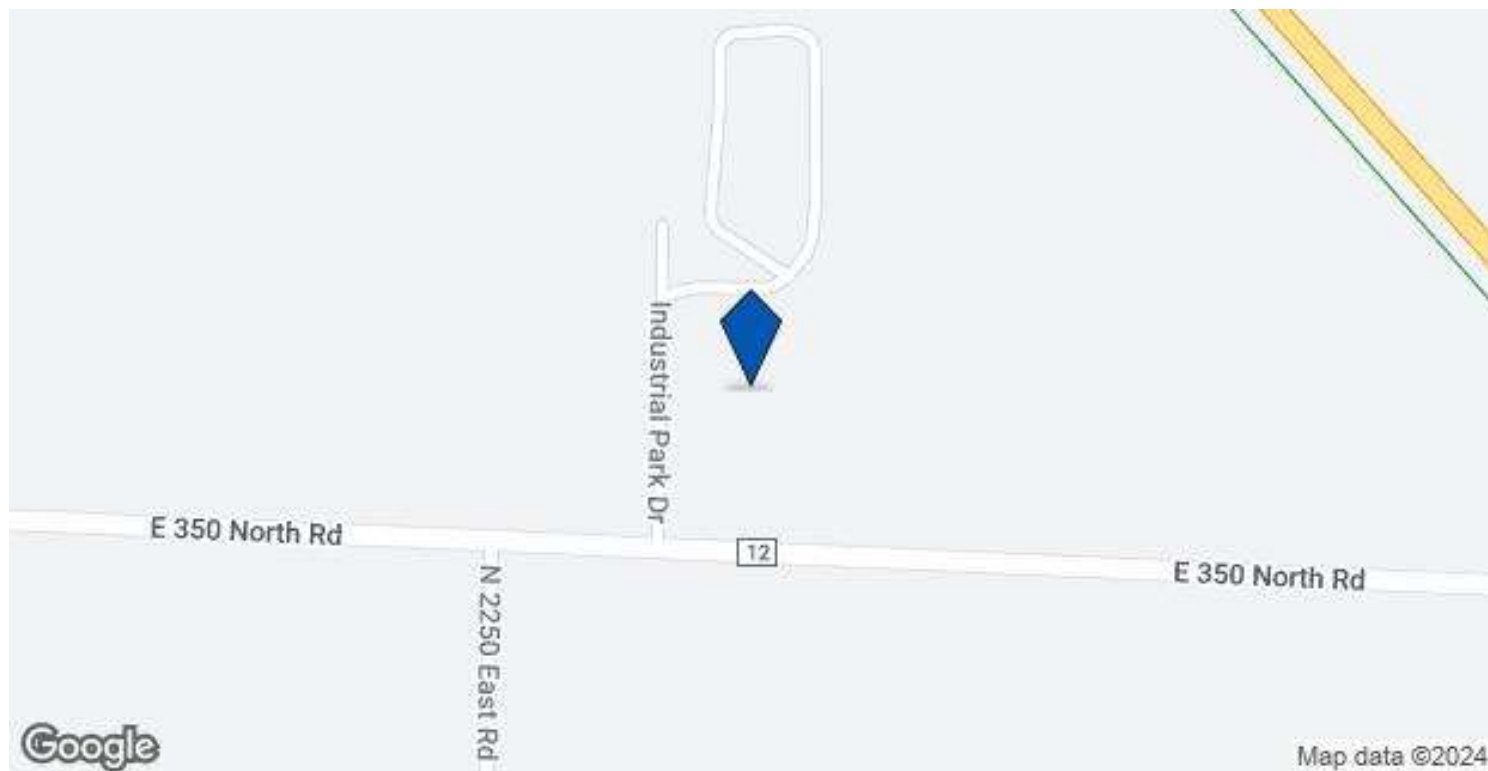
PROPERTY TAXES

Parcel Number	11-25-17-200-007-01	Improvements Assessment	\$227,886
Land Assessment	\$34,833	Total Assessment	\$262,719

ZONING

Zoning Code **Industrial**

MAP OF 2279 E 350 NORTH RD PANA, IL 62557



Listing ID: 13589850

Date on Market: 8/24/2018

Last Updated: 4/15/2024

Address: 2279 E 350 North Rd, Pana, IL 62557

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