

FOR SALE | 1051 ACE RD

ASKING PRICE: \$799,900



EXECUTIVE SUMMARY

This brand new, impressive industrial or manufacturing building with finished office space and additional land is conveniently located just off of I-80. The property features 3.65 acres, 9,375 SF of warehouse or manufacturing space with two 18' overhead doors and a 3-story professional office building attached. The warehouse/manufacturing facility has overhead crane capabilities, an observation deck from the offices, and boasts the latest in acoustically-treated metal, providing an NRC rating of 1.0 and an STC rating of 35. The property is zoned M-1 and is strategically located for easy interstate and highway access to Chicago, Rockford, Quad Cities, and Peoria. The office building includes 7 offices, a breakroom, conference room, restrooms, storage and an open concept mezzanine. The third floor is ready to be finished out for your business' needs. The property is located in the Princeton Technology Park and offers access to tax incentives (Foreign Trade Zone #114) and updated city utilities.



11,175
TOTAL SF



\$72
PRICE /SF



3.65
ACRES



M-1
ZONING

CLICK FOLDER FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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PROPERTY INFORMATION

ADDRESS	1051 Ace Rd
CITY / STATE / ZIP	Princeton, IL 61356
PARCEL ID(s)	16-03-376-005
PROPERTY TYPE	Warehouse + Office Building
ZONING	M-1
TOTAL LOT ACRES	2.24
TOTAL OFFICE SF	1,800 SF
TOTAL WAREHOUSE SF	9,375 SF
PRIVATE OFFICES	7
PARKING SPACES	15



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EXTERIOR PICTURES



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OFFICE PICTURES



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WAREHOUSE PICTURES

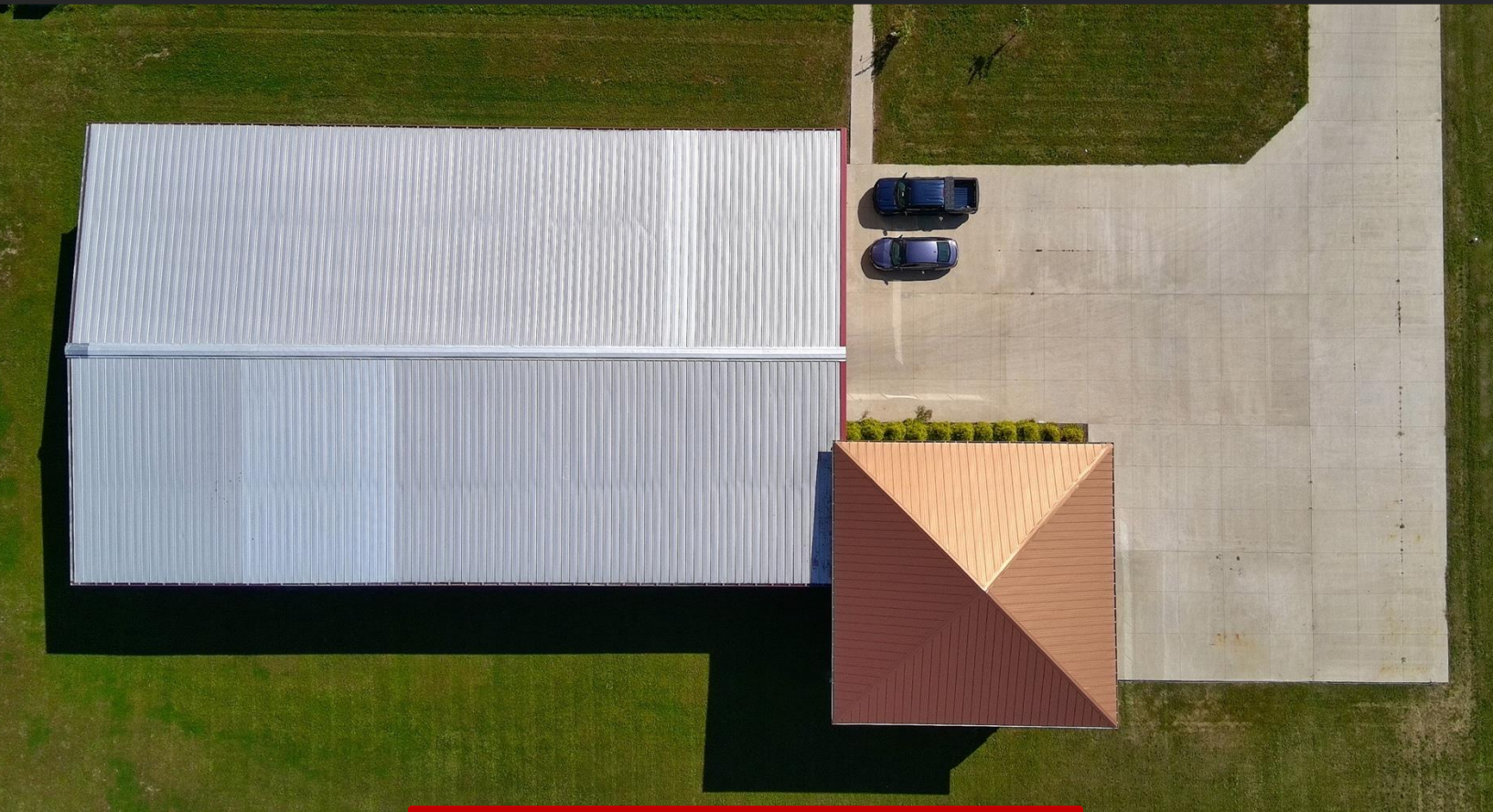


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Each office is independently owned and operated.
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