



54,922 SF Manufacturing/Warehouse Facility

179 Ida Avenue, Antioch, IL

Building SF

+/- 54,922

Office

+/- 4,200 SF

Lease Rate

Subject to Offer

Real Estate Taxes

\$0.68/PSF 2019, Payable 2020

Sale Price

~~\$1,922,270 (\$35.00/PSF)~~ **\$1,757,504 (\$32.00/PSF)**

PRICE REDUCED!

Warehouse for Lease/Sale

Property Specifications:

- Six (6) exterior docks
- One (1) drive-in door
- 12' clear height, +/- 5,850 SF @ 16' clear
- 61 car parking
- Built in 1975
- 2.1 acre site

For information, please contact:

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NEWMARK



179 Ida Avenue, Antioch, IL



PROPERTY HIGHLIGHTS

- Freestanding Building
- Great Printing Facility
- Nearly Fully-Air Conditioned
- Low Lake County Real Estate Taxes
- Power Distributed Throughout the Building
- Two (2) 1,200 Amp Panels @ 480V
- Locker Rooms
- Machine Shop
- Shipping Office
- Additional +/- 11,000 SF Storage Area in the Basement (not included in the total SF)



NEWMARK

North

