



MARQUETTE PROPERTIES, INC.

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FOR SALE or LEASE Commercial Building – Morris, IL

Building Size: Total - 5,412 s/f (May be divided into 2 units)

Location: 1400 Heritage Dr. Morris IL 60450

Occupancy: Available for occupancy in March 2017

Reduced Lease Price: \$11.50 per s/f + \$4 psf CAM **Sale Price:** \$1,050,000

Taxes: \$17,403.40 (2015)

Comments: Fully built out professional building with US Rt. 6 visibility. Currently being used as a corporate office for a local bank. Handicap accessible with plenty of parking. Full basement for storage. (Do not contact business, contact broker to schedule a tour.)



519 Franklin St. Suite 102
Morris, IL 60450

www.MARQUETTEPROPERTIES.com