



MARQUETTE PROPERTIES, INC.

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FOR SALE

9.37 +/- ac. w/ Industrial Building – Wilmington, IL

Acres: 9.37 acres

Location: 32415 Rt. 53, Wilmington, IL 60481

Zoning: I-1

Price: \$559,000

Taxes: \$4,772.26 (2017) Both PINS

Comments: Great location on busy Rt. 53 just north of Rt. 113. Two PINs totaling 9.37 acres with a 5,400 s/f industrial building with 16' ceiling, 2- 14'ft overhead doors, 2- 12' overhead doors, small office, hard pack yard for parking. 3 phase power with natural gas nearby (propane gas on site). Currently an auto repair facility.



519 Franklin St. Suite 102

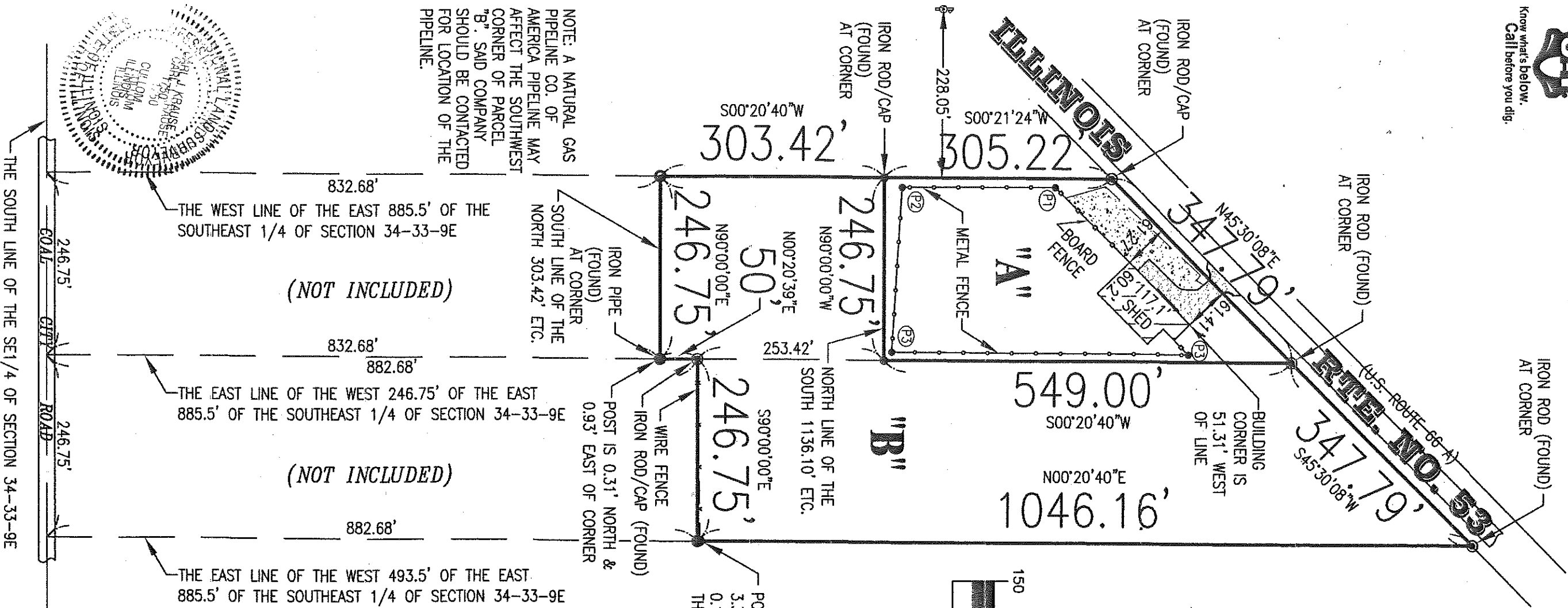
Morris, IL 60450

www.MARQUETTEPROPERTIES.com

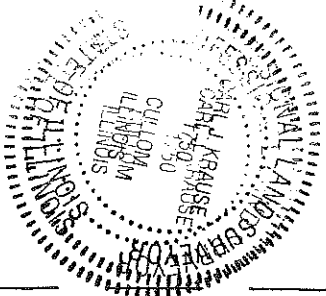


Know what's below.
Call before you dig.

Plot of Survey

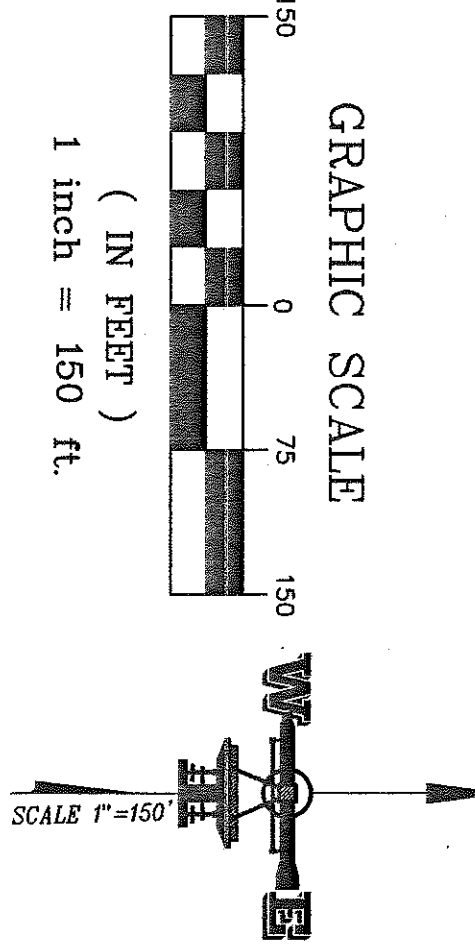


NOTE: A NATURAL GAS PIPELINE CO. OF AMERICA PIPELINE MAY AFFECT THE SOUTHWEST CORNER OF PARCEL "B". SAID COMPANY SHOULD BE CONTACTED FOR LOCATION OF THE PIPELINE.



"A" THE WEST 246.75 FEET, EXCEPT THE SOUTH 1136.10 FEET THEREOF, OF THE EAST 885.50 FEET, AS MEASURED ALONG THE SOUTH LINE THEREOF, OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTHEASTERLY OF THE RIGHT OF WAY OF U.S. ROUTE 66A, ALL IN WILL COUNTY, ILLINOIS, CONTAINING 2.42 ACRES, MORE OR LESS.

"B" THE EAST 246.75 FEET, EXCEPT THE SOUTH 882.68 FEET THEREOF, OF THE WEST 493.50 FEET OF THE EAST 885.50 FEET, AS MEASURED ALONG THE SOUTH LINE THEREOF, TOGETHER WITH THE NORTH 303.42 FEET OF THE SOUTH 1136.10 FEET OF THE WEST 246.75 FEET OF THE EAST 885.50 FEET, AS MEASURED ALONG THE SOUTH LINE THEREOF, OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTHEASTERLY OF THE RIGHT OF WAY OF U.S. ROUTE 66A, ALL IN WILL COUNTY, ILLINOIS, CONTAINING 6.95 ACRES, MORE OR LESS.



- P1 = POST IS 12.01' EAST OF LINE
- P2 = POST IS 24.28' NORTH & 12.97' EAST OF CORNER
- P3 = POST IS 10.34' NORTH & 11.21' WEST OF CORNER
- P4 = POST IS 10.06' WEST OF LINE

BASIS OF BEARINGS ARE ASSUMED
 ● INDICATES IRON ROD/CAP (SET) AT CORNER UNLESS OTHERWISE NOTED

- NOTES:
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, NONE WAS PROVIDED, THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD OR NOT OF RECORD, AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN.
 2. NO TITLE OR EASEMENT DOCUMENTATION WAS PROVIDED BY THE AGENT.
 3. PLEASE CHECK LAND DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCY IMMEDIATELY.
 4. BUILDING ALL POINTS BEFORE BUILDING BY SAME AND REPORT ANY DISCREPANCY AT ONCE.
 5. BUILDING LINES, IF ANY, SHOWN HEREON ARE BUILDING LINES SHOWN ON THE RECORDED SUBDIVISION PLAT. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACT AND LOCAL BUILDING LINE REGULATION.

STATE OF ILLINOIS
 COUNTY OF LIVINGSTON SS

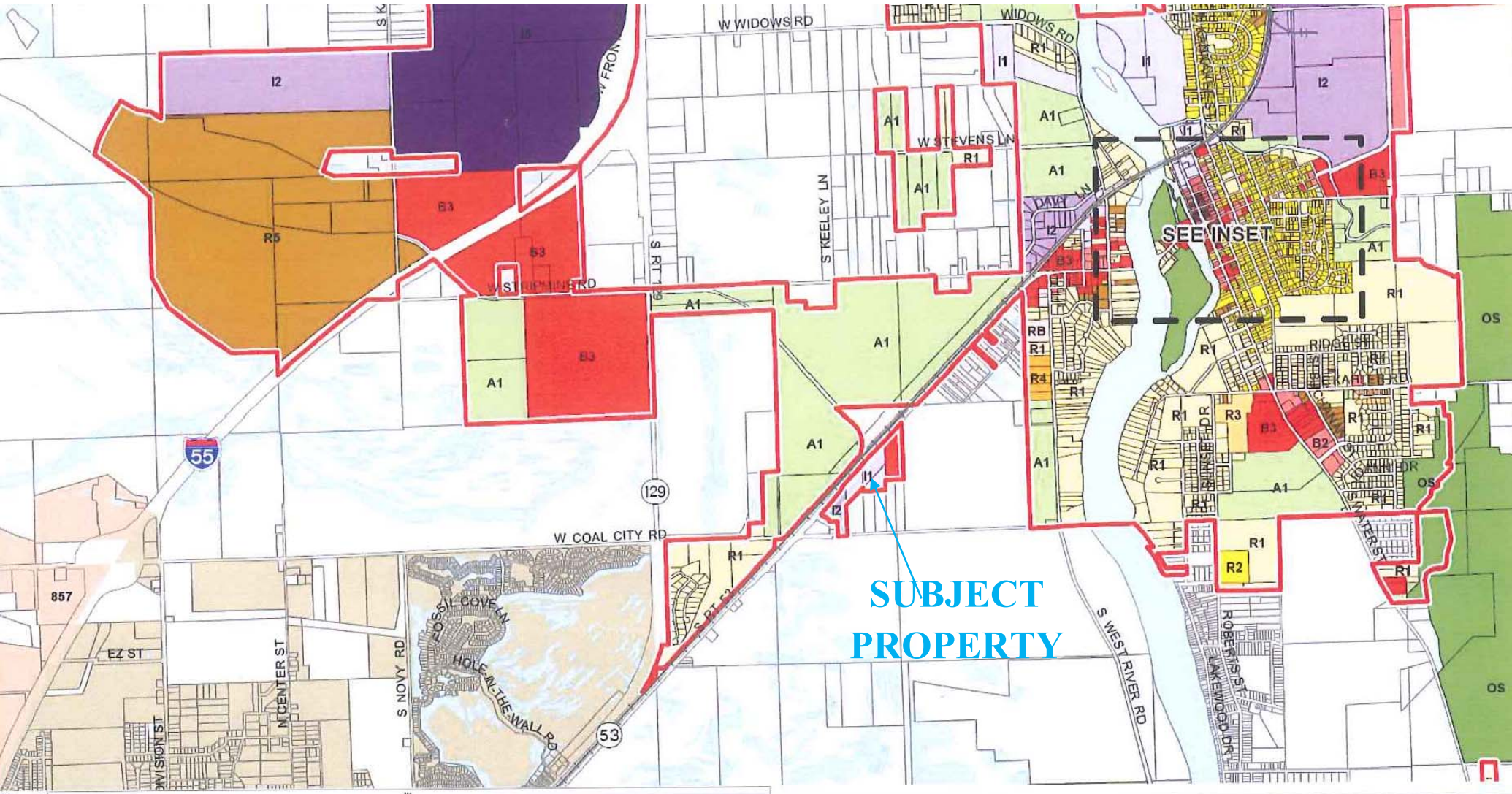
I, CARL J. KRAUSE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY."

APRIL 18, 2018
 ILLINOIS PROFESSIONAL LAND SURVEYOR #1750
 LICENSE EXPIRES NOVEMBER 30, 2018

KRAUSE INC.
SURVEYING

ILLINOIS PROFESSIONAL DESIGN FIRM #184-004647
 "SERVING ILLINOIS LANDOWNERS FOR OVER 60 YEARS"
 115 WEST HACK ST. - P.O. BOX 336 - CULLOM, IL 60929
 PHONE (815) 676-0999 ~ FAX (815) 676-4999
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DISTANCES ARE MARKED IN FEET AND DECIMALS
 ORDER NO.: 180355
 ORDERED BY: MC DINGILLO



**SUBJECT
PROPERTY**