

## 38,000 SQ. FT. INDUSTRIAL BUILDING SENECA

244 W. River Road  
Seneca IL 61360

For more information contact:

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Goodwin & Associates Real Estate, LLC  
is an AGENT of the SELLERS.



GOODWIN

<b>County:</b>	LaSalle
<b>Township:</b>	Manlius, Brookfield
<b>Gross Land Area:</b>	20 Acres
<b>Property Type:</b>	Vacant Industrial Building with 38,000 SF
<b>Possible Uses:</b>	Warehousing, manufacturing, storage, production
<b>Total Investment:</b>	\$1,000,000
<b>Buildings:</b>	38,000 Square foot industrial building.
<b>Utilities:</b>	Natural gas, Electric, Fiber Optic, Well & Septic systems on site
<b>Zoning:</b>	Industrial District in the City of Seneca



38,000 Square foot industrial building on 10 acres with an additional 10 acres available. Fiber optic cable has been installed to the building. High quality concrete panel construction. Former Seneca Tile plant location used for the manufacturing of concrete roofing tiles. Small office area, large open area, and kiln area. The 90 minute drive time maps indicates a reach to Chicago, Gary Indiana, Bloomington, Illinois, Rockford or the Iowa boarder. Roof updated spring of 2018, the property is currently vacant.

Documents available by request:

- GRS Group Phase I Environment Site Assessment
- As Build drawings
- Building Electrical plans

## LISTING DETAILS

### GENERAL INFORMATION

**Listing Name:** Seneca Industrial Building  
**Tax ID Number/APN:** 29-51-209-000  
**Possible Uses:** Manufacturing, Warehousing, Storage, Recreational.  
**Zoning:** Industrial zoning  
**Sale Terms:** Sellers would like to cash out of this building, but will listen to offers.

### AREA & LOCATION

**School District:** Seneca Community Consolidate Unit District 170  
**Location Description:** Level property on the south side of the Illinois River. Easy access to IL RT. 170. The site is isolated from public view.  
**Site Description:** Level fenced area surrounded by trees, corn and soybeans.  
**Highway Access:** The closest main road is IL. Rt. 170.  
7.5 miles north to Rt. 6 and Interstate 80  
14.7 miles to Rt. 71 and Interstate 80  
72 miles to Chicago Loop  
**Road Type:** W. River road is asphalt leading to Rt. 170  
**Largest Nearby Street:** IL. Rt. 170

### LAND RELATED

**Lot Frontage (Feet):** Approximately 110 feet of road frontage on N25th road. (W. River Road)  
**Buildings:** 38,000 square foot industrial building. Concrete panel construction.  
**Zoning Description:** General industrial zoning by the city of Seneca.  
**Topography:** Level  
**Available Utilities:** Natural gas and Electric. Well water and septic field on site.

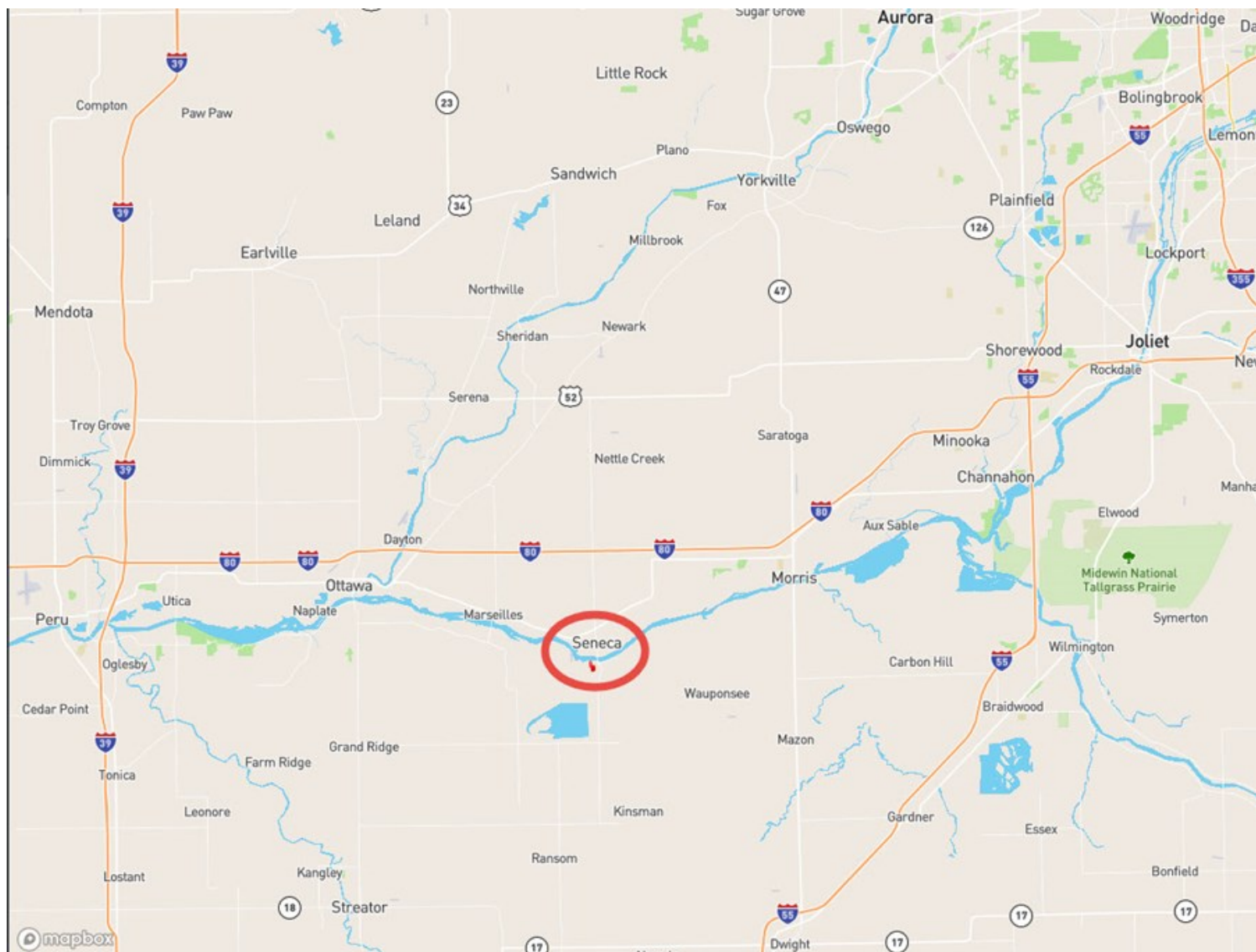
### FINANCIALS

**Finance Data Year:** 2018 Taxes paid in 2019  
**Real Estate Taxes:** \$14,371 paid in 2019.  
**Investment Amount:** 38,000 SF building on 10 acres \$1,000,000. 10 acres can be purchased separately for \$175,000.

### LOCATION

**Address:** 244 W. River road  
Seneca, IL 61360  
**County:** LaSalle

## LOCATION MAP OF SENECA, IL

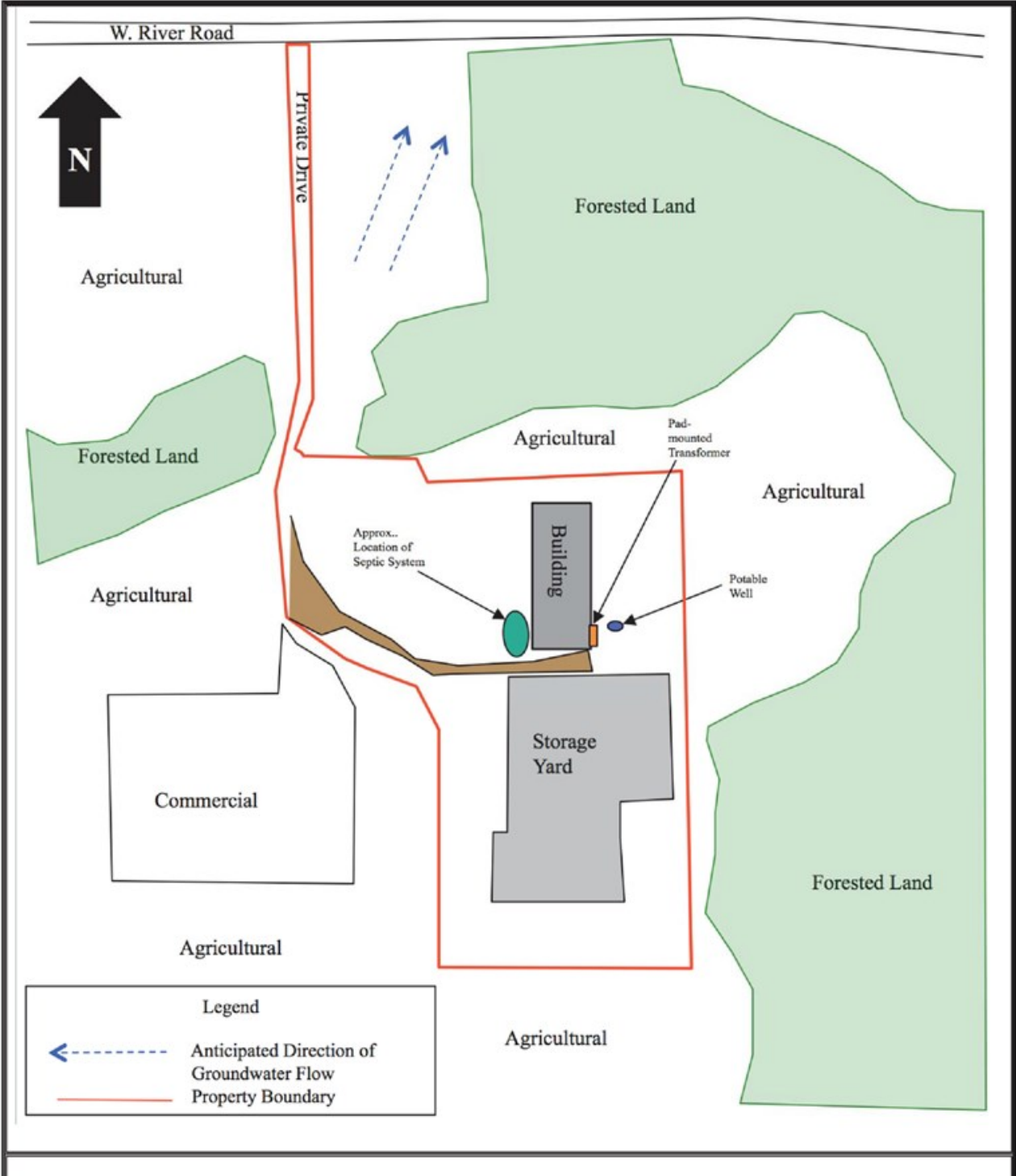




MANLIUS NORTH PART BROOKFIELD T.33N.-R.5E.



LAYOUT OF SENECA INDUSTRIAL SITE

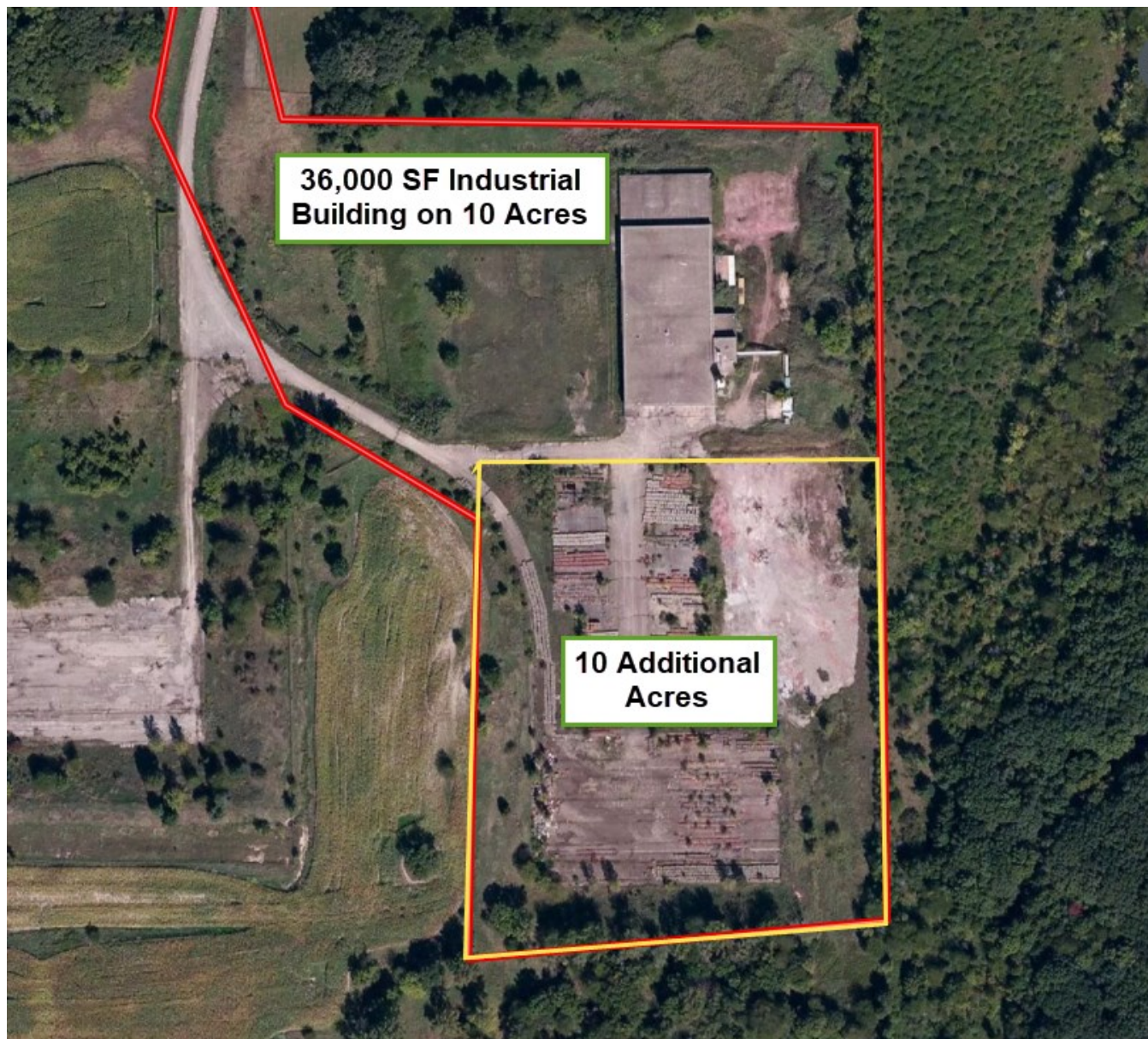




AERIAL SHOWING THE GENERAL AREA OF THE SENECA INDUSTRIAL BUILDING

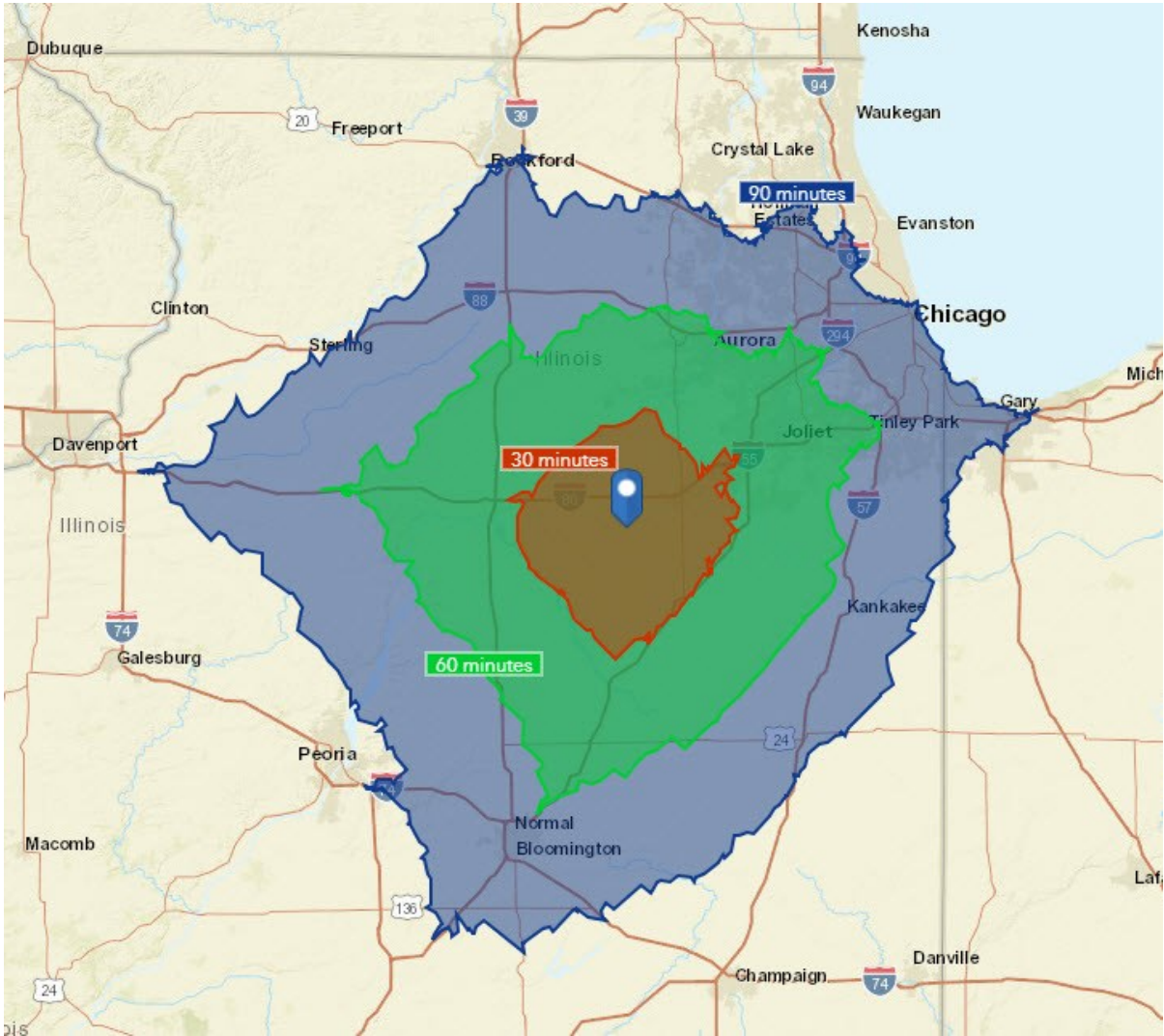


## AERIAL MAP OF SENECA INDUSTRIAL BUILDING





DRIVE TIME MAP FOR SENECA 38,000 SF BUILDING

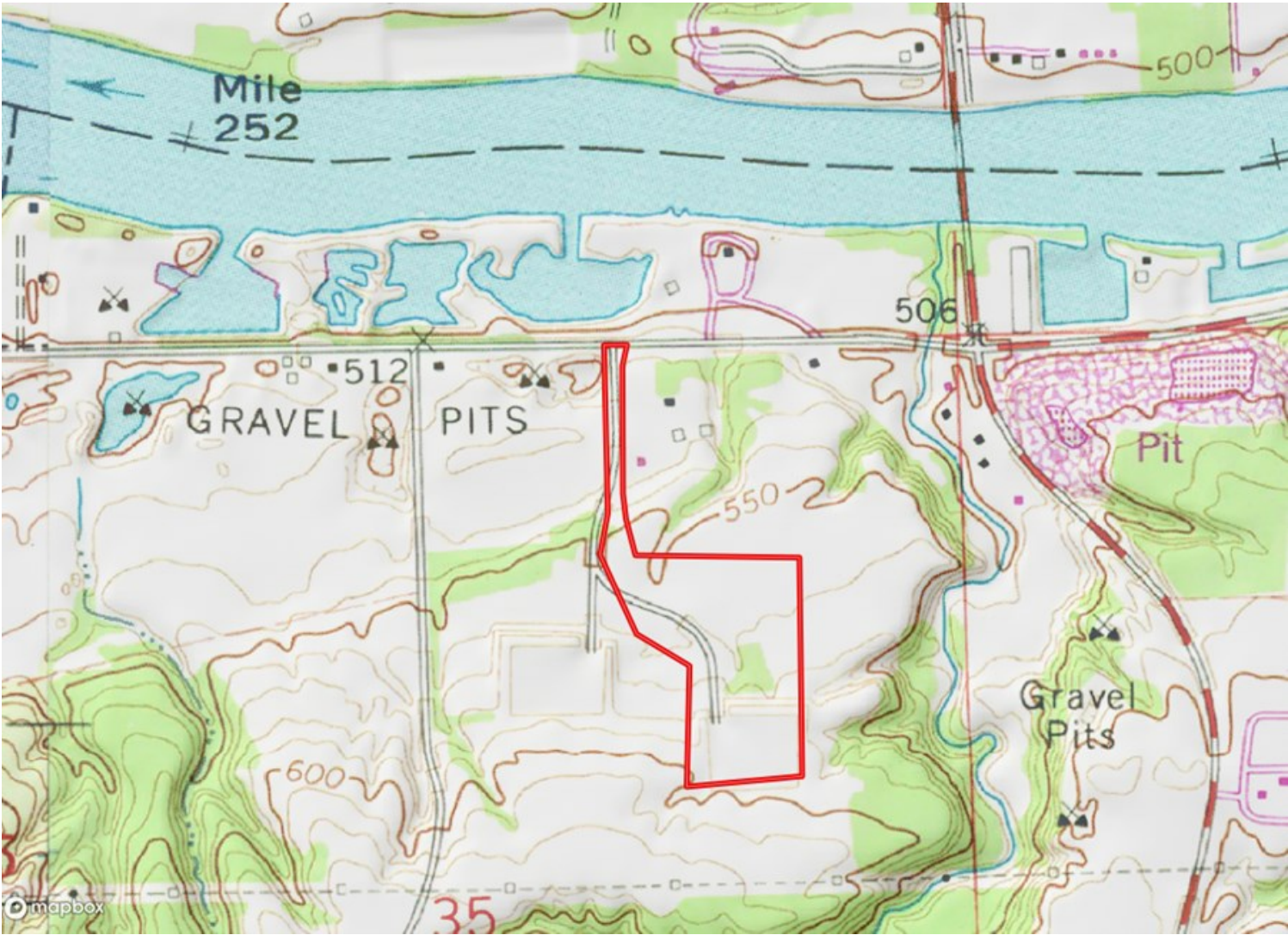




## SENECA INDUSTRIAL BUILDING PHOTOS



TOPOGRAPHICAL MAP OF 20 ACRE SENECA INDUSTRIAL BUILDING

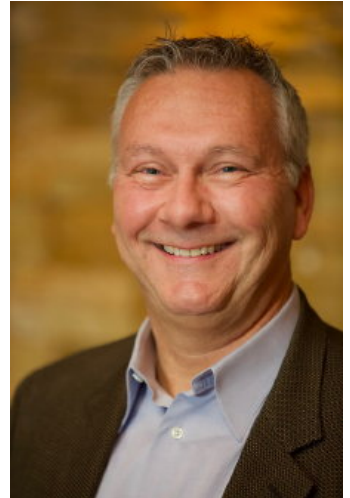




## MARK GOODWIN PROFESSIONAL BIOGRAPHY

Goodwin & Associates Real Estate, LLC is an experienced Illinois land brokerage firm located in Shorewood, Illinois. We specialize in vacant land sales including farmland and commercial/residential development land. Managing Illinois Land Broker and owner, Mark Goodwin, has extensive background in both agriculture and Real Estate, which provides him the knowledge to effectively negotiate and close transactions.

Since 1996, Mark Goodwin has successfully provided brokerage services to landowners throughout the Midwest earning him the title of Accredited Land Consultant, (ALC) designated by the Realtors Land Institute. Throughout his life experiences Mark has acquired a unique background of understanding both the agricultural side of land sales as well as the development side and has made numerous valuable contacts with land owners, brokers and developers. Mark was awarded Illinois Land Broker of the Year in 2011 by the Illinois RLI Chapter.



## AGENCY DISCLOSURE

Goodwin & Associates Real Estate, LLC has previously entered into an agreement with a client to provide certain real estate Illinois brokerage services through a Broker Associate who acts as that client's designated agent. As a result, **Broker Associate will not be acting as your agent but as agent of the seller.**

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