

FOR SALE

FORMER 84 LUMBER STORE GENOA, IL

DESCRIPTION

- Address:** 601 Derby Line Road, Genoa, IL 60135
- Acreage:** 11.24 +/- Acres with additional 13.54 Acres
- Buildings:** 23,850 SF Main Building
10,000 SF Storage Building
(2) 8,400 SF each Storage Sheds
6,300 SF Storage Shed
- Zoning:** SI - Suburban Industrial (City of Genoa)
- Utilities:** Water - Public
Sewage - Public
- Rail:** Rail spur into site. Served by Chicago Central & Pacific
- *Racking inside buildings is NOT included in sale.
Racking can be purchased separately if desired.**

See also:

Legal:
Cheri Bomar
724-228-3636 Ext. 1364
bomarc@84lumber.com

Engineering:
Jim Zaunick
724-228-3636 Ext. 1380
zaunickj@84lumber.com

- **Facility built in 2004.**
- **Located only minutes from Route 23.**
- **Great Deal on Sales Price!**

**For information, contact
Real Estate Salespersons:**

Cathy Silbaugh
724-228-3636 Ext. 1346
silbaughc@84lumber.com

Bethany Weight
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Crystal Tummala
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Jim Jarrett
412-995-8300 / 724-228-3636
jarrettj@84lumber.com

84 Lumber Company
1019 Route 519
Building 5
Eighty Four, PA 15330

CALL FOR PRICE!





Lot Size: 11.24 Acres (additional 13.54 acres included)
Description: mostly developed lot, asphalt parking, gravel yard
Location: S of Genoa, W of Rte 23
Zoning: SI-Suburban Industrial (City of Genoa)
Water/Well: Public Water
Sewer/Septic: Public Sewer
Gas: Yes
Rail: Yes, Chicago Central & Pacific RR

Taxes: \$57,037.46 2009
DeKalb County

Building #1: Main Building

Size: 23,850 SQ FT (106'x225')
Areas: 3,200 SQ FT Retail, 2,260 SQ FT Business, 18,390 SQ FT Storage
Ceiling Height: 18' Eave, 24' Peak
Column Spacing: 20' to 25' spacing, no interior columns
HVAC: Retail-(1) 7.5 Ton Unit, Business-(2) 4 Ton Units
Electrical Service: 800A, 3 phase, 120/208V
Age: 2004
Type: Metal Building
Loading Doors: (3) 18'Wx14'H Sliding Doors (2 @ grade, 1 @ dock)
Sprinkled: Yes

Building #2: Storage Building

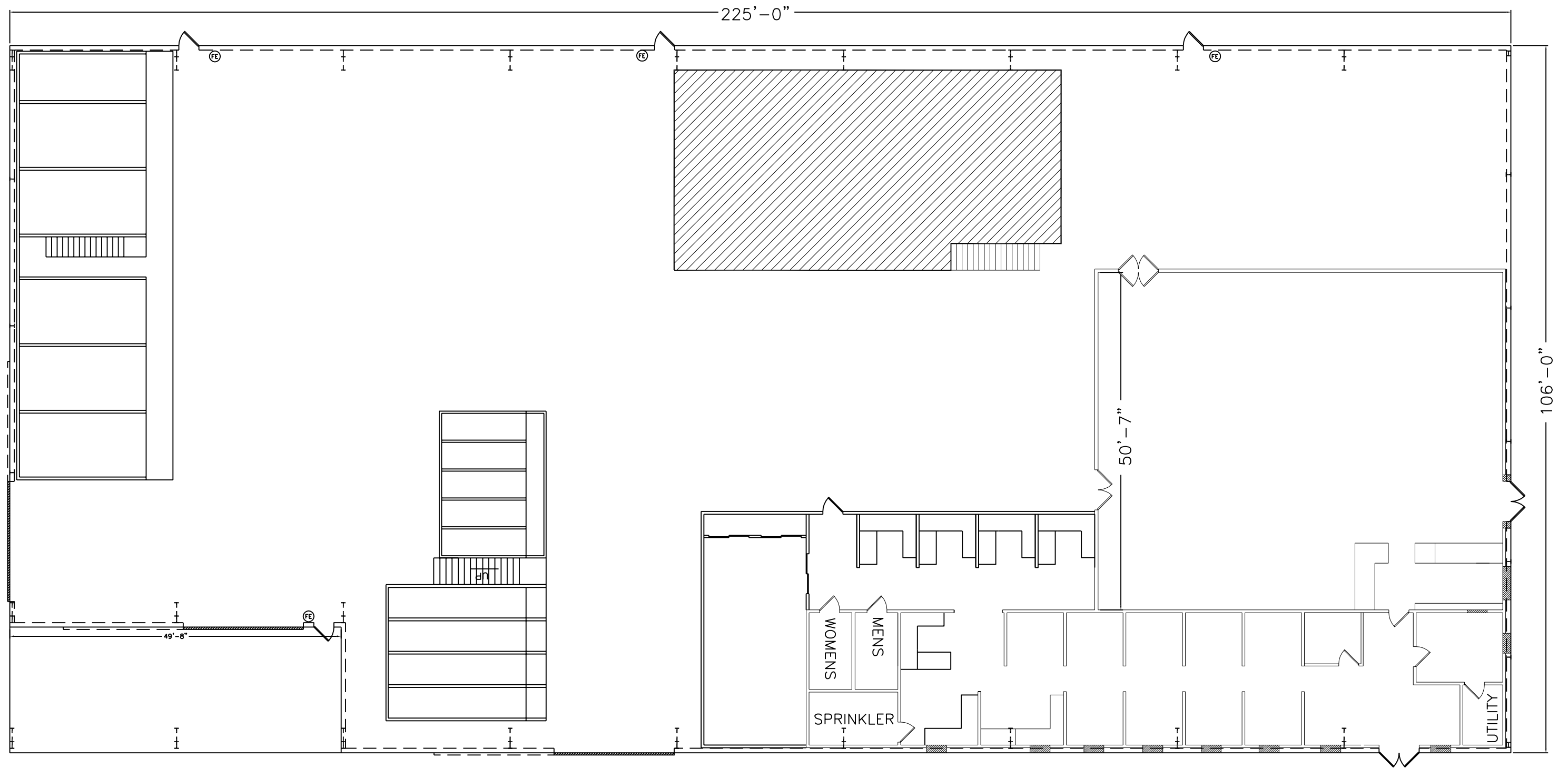
Size: 10,000 SQ FT (100'x100')
Areas: Storage
Ceiling Height: 18' Eave, 24' Peak
Column Spacing: 20' to 25' spacing, no interior columns
HVAC: N/A
Electrical Service:
Age: 2004
Type: Metal Building
Loading Doors: (4) 18'Wx14'H Sliders (@ grade)
Sprinkled: N/A

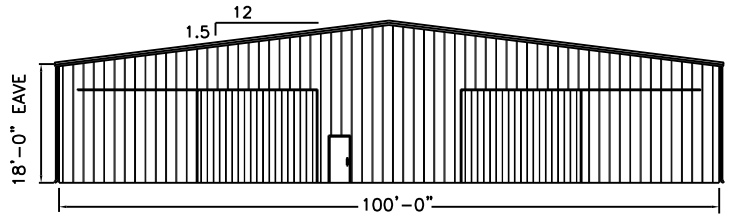
Building #3-4: Storage Shed

Size: (2) 8,400 SQ FT (40'x210')
Areas: Storage
Ceiling Height: 17' Eave, 19' Peak
Column Spacing: 30' Bays
HVAC: N/A
Electrical Service: 30A Disconnect
Age: 2004
Type: Metal Building
Loading Doors: N/A
Sprinkled: N/A

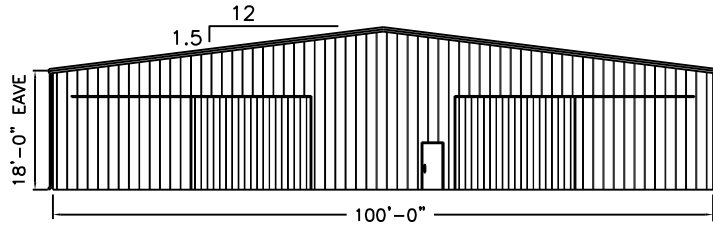
Building #5: Storage Shed

Size: 6,300 SQ FT (30'x210')
Areas: Storage
Ceiling Height: 16'-6" Eave, 19' Peak
Column Spacing: 30' Bays
HVAC: N/A
Electrical Service: 30A Disconnect
Age: 2004
Type: Metal Building
Loading Doors: N/A
Sprinkled: N/A

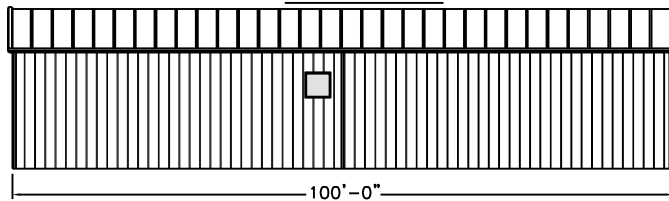




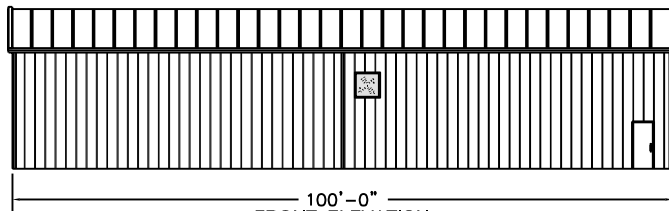
RIGHT ELEVATION



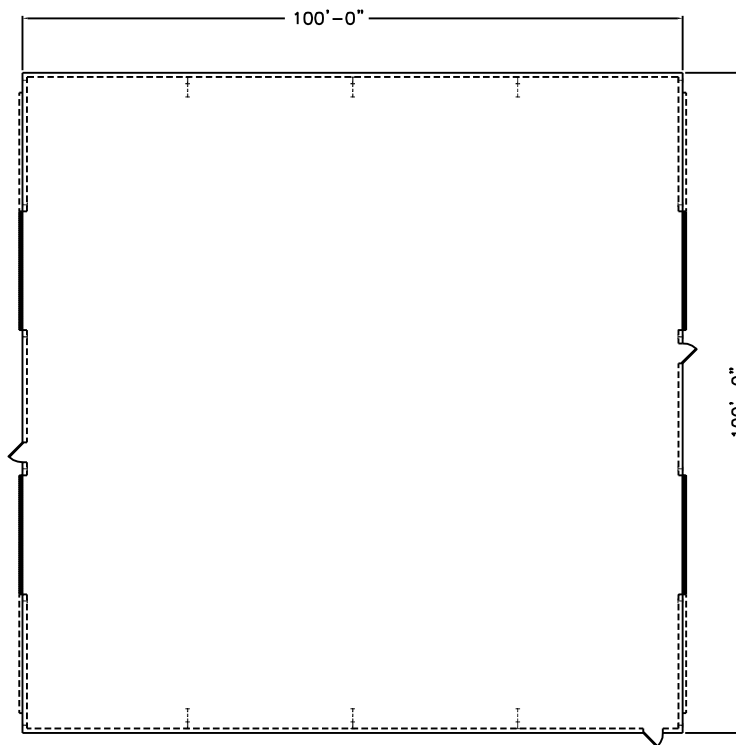
LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION



10,000 STORAGE BUILDING



S Hadsall St

Genoa

0824 (Genoa)

Deby Line Rd

Sycamore Rd

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710 ft

Imagery Date: May 28, 2010

42°05'06.54" N 88°41'09.88" W elev 0 ft

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Eye alt 2455 ft