

# FOR SALE

## FORMER 84 LUMBER STORE HINCKLEY, IL

### DESCRIPTION

**Address:** 801 East Lincoln Ave., Hinckley, IL 60520

**Acreage:** 10.77 Acres

**Buildings:** 34,450 SF Main Building  
(2)12,000 SF each T-Sheds  
6,300 SF Half Shed

**Zoning:** I-2 (Medium Industrial)

**Utilities:** Water - Public  
Sewage - Public

#### See also:

#### Legal:

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**Christine Dolfi**  
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#### Engineering:

**Jim Zaunick**  
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#### Permitting:

**Anna Shumaker**  
724-228-3636 Ext. 2097  
shumakera@84lumber.com

**CALL FOR PRICE!**



- Facility built in 2005
- Excellent Location!
- Great Deal on Sales Price!

#### For information, contact:

#### Real Estate Salespersons:

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

Lot Size: 10.77 Acres

Description: Mostly paved & developed with a Stormwater Pond

Location: Rte 30 (E. Lincoln Ave) & across from Pritchard Road

Zoning: I-2 Medium Industrial

Water/Well: Public Water

Sewer/Septic: Public Sewer

Gas: Natural Gas

Rail: Adjacent Rail, No Service (currently)

**Building #1: Main Building**

Size: 34,450 SQ FT (106'x325')

Areas: 3,200 SQ FT Retail, 2,260 SQ FT Office, 28,890 SQ FT Storage

Ceiling Height: 18' Eave, 22'-6" Peak

Column Spacing: 20'x25'

HVAC: 7.5 Ton units (Retail(1), Office (1))

Electrical Service: 800 Amp, 120/208V, 3 phase

Age: 2005

Type: Metal Building

Loading Doors: 18'Wx14'H Sliding Doors (1)

Sprinkled: Yes

**Building #2: Storage Sheds (2)**

Size: 12,000 SQ FT (40'x300')

Areas: Storage

Ceiling Height: 17' Eave, 18'-8" Peak

Column Spacing: 30' Bays

HVAC: N/A

Electrical Service: 30A Disconnect

Age: 2005

Type: Metal Building

Loading Doors: No

Sprinkled: No

**Building #3: Storage Sheds**

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: 2005

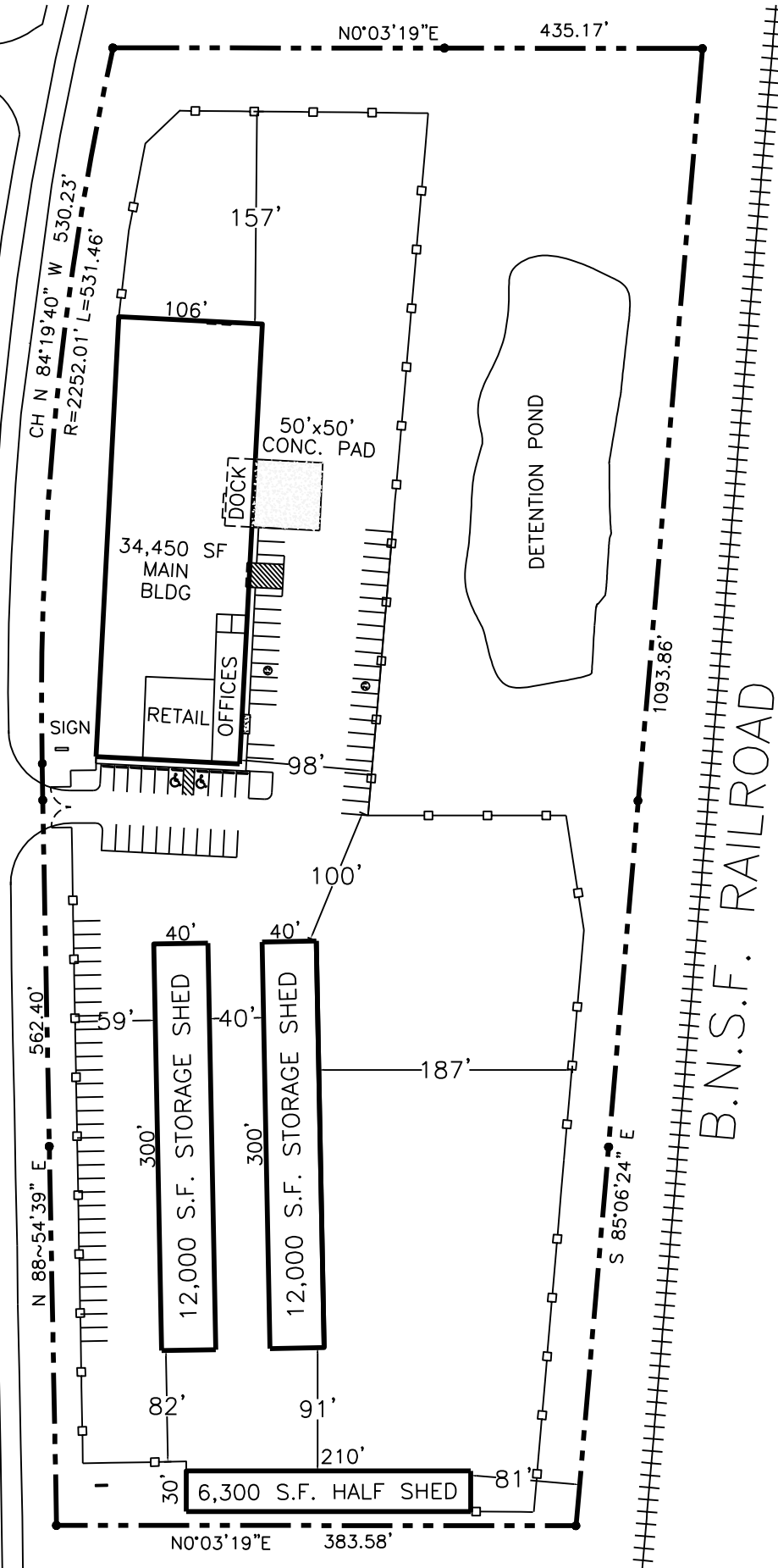
Type: Metal Building

Loading Doors: No

Sprinkled: No

PRITCHARD ROAD

U.S. ROUTE 30



SIGN

B.N.S.F. RAILROAD



**84 LUMBER**  
 1019 ROUTE 519  
 EIGHTY FOUR, PA 15330  
 (724) 228-3636

**REAL ESTATE CATALOG**  
 SITE PLAN

801 LINCOLN AVENUE  
**HINCKLEY**  
 DEKALB COUNTY, IL

STORE NO.	0825	SITE INFORMATION
TOTAL ACRES:	10.77	SCALE: 1"=120'
DEVELOPED:	6.7	DRAWN BY: JAZ
EXCESS ACRES:	0	DATE: 05/19/09