



## Michael John Fleming

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## For Sale or Lease: 3727 Division St. - Morris, IL



**Sale Price: \$3,900,000**

**or**

**Lease Price: \$2.75 psf net**

- 87,000 +/- sf industrial bldg on Rt. 47 just north of I-80
- Great Site for light manufacturing/warehouse/trucking/industrial uses
- 7 drive-in doors & 4 loading docks
- 8 acres in total in a prime location
- 5 acres zoned M-1, 3 acres of vacant land on Rt. 47 zoned B-3
- Property also includes a 9,300 s/f mini-storage facility & cell tower

**Marquette Properties, Inc.**

519 Franklin St., Ste. 102, Morris, IL 60450