

## Potential Industrial Properties For Sale Route 6 Channahon

Manges Realty, Inc is pleased to present the following properties for sale near the Village of Channahon. Total of 289.436 surveyed acres for sale for potential industrial development.

Location: North side of US Route 6, one mile east of Brisbin Road and west of CSX railway. One mile east of Brisbin Road exit of Interstate 80, easy access to Route 6 corridor.

Description: Part of Section 17 T34N R8E, Aux Sable Township, lying west of railway. Specifically:

Tax Parcels:	<u>PIN</u>	<u>Taxed Acres</u>
	03-17-100-005	20.00
	03-17-100-006	20.00
	03-17-400-002	36.32
	03-17-400-001	40.00
	03-17-400-003	31.00
	03-17-200-002	<u>20.00</u>
		167.32
	03-17-300-006	119.85

Details: Approximately 1/2 mile frontage on US Route 6. Also, 3/4 mile frontage on Sand Ridge Road and frontage on Tabler Road. Approximately 1/2 mile of CSX railway exposure.

Village of Channahon purchased property south for new proposed sewage treatment facility. Studies and planning is in process for new plant.

Price: \$65,000 per acre, with 289.436 surveyed acres, for total of \$18,813,340.00.

Aerial, topography, soils maps and survey available.

All information deemed to be accurate and from reliable sources, but not guaranteed.