



## 450 S Spruce Street

450 S Spruce St, Manteno, IL 60950



**COLDWELL BANKER**  
**REALTY**



**Chuck Groebe**

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## 450 S Spruce

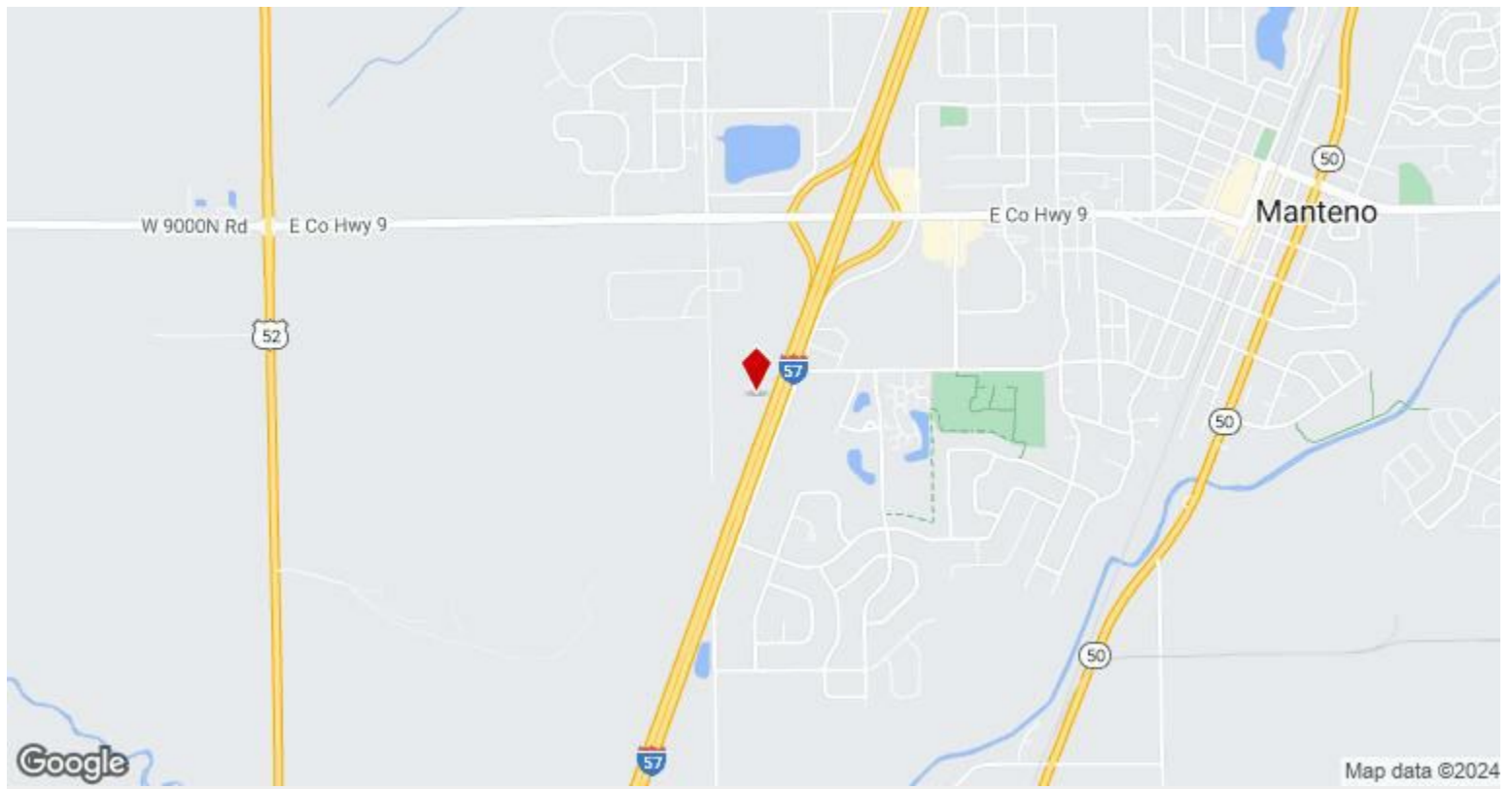
\$479,900

Outstanding Manteno 5,000sf Industrial Condo featuring a spacious warehouse, large offices, kitchen, and 2 handicapped bathrooms. The spacious open industrial warehouse area is complete with a convenient common exterior loading dock and a 12x14 drive-in rear door. The unit has a sizable loft for storage plus a fireproof room & extra storage. This property is fully equipped with a sprinkler system for added safety. The precast concrete walls provide durability, and the impressive 20-foot clear ceilings offer ample vertical space. This versatile space is available...

- Spacious warehouse, large offices, kitchen, and 2 handicapped bathrooms
- Spacious open industrial warehouse area
- Common exterior loading dock and 12x14 drive-in rear door
- Sizable loft for storage plus fireproof room & extra storage
- Fully equipped with sprinkler system for added safety
- Precast concrete walls for durability



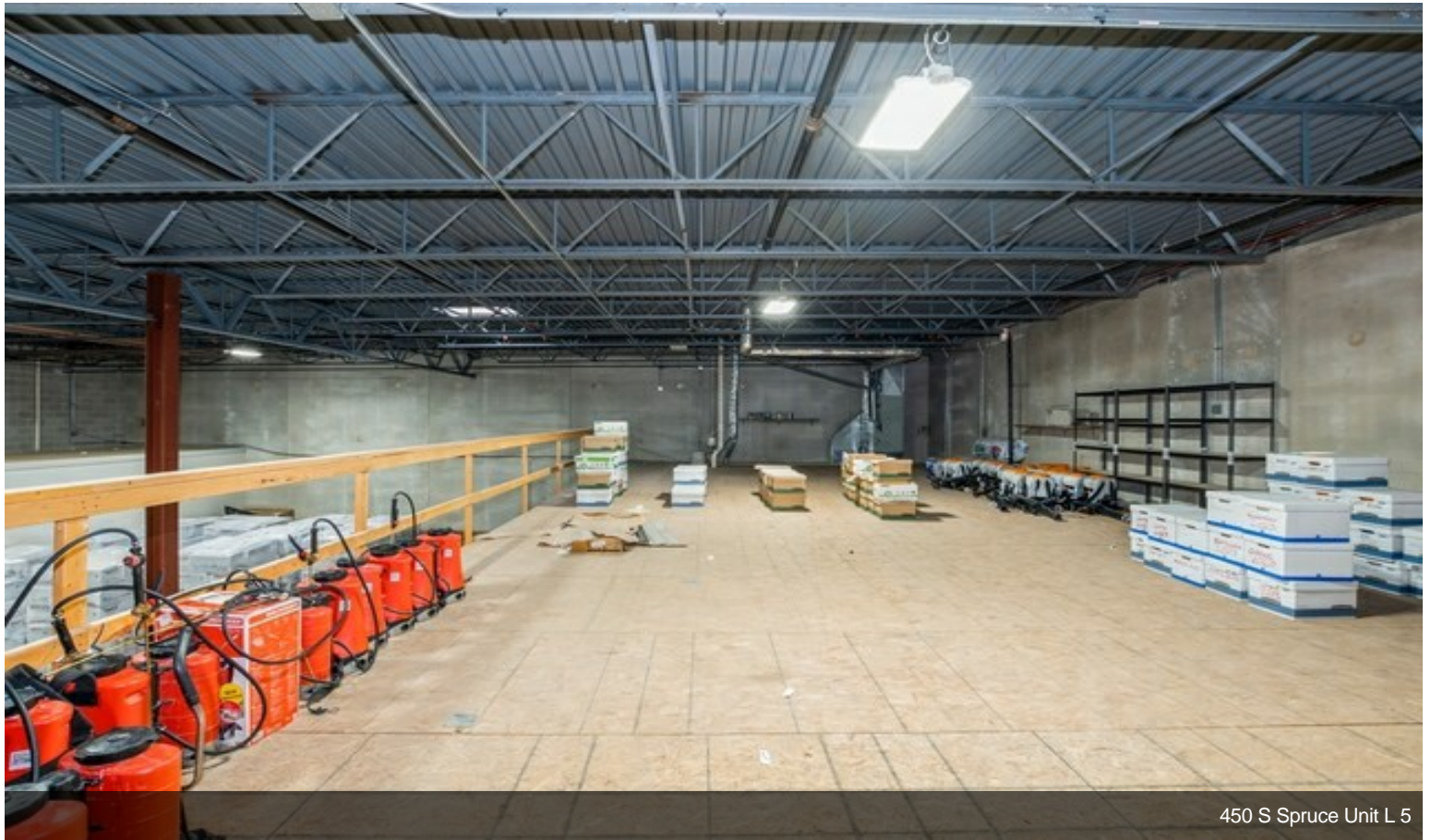
Price:	\$479,900
Unit Size:	4,973 - 5,000 SF
No. Units:	2
Total Building Size:	20,405 SF
Property Type:	Industrial
Property Subtype:	Warehouse
Sale Type:	Investment or Owner User
Building Class:	B
Floors:	1
Typical Floor Size:	20,405 SF
Year Built:	2007
Lot Size:	3.22 AC
Parking Ratio:	1.6/1,000 SF



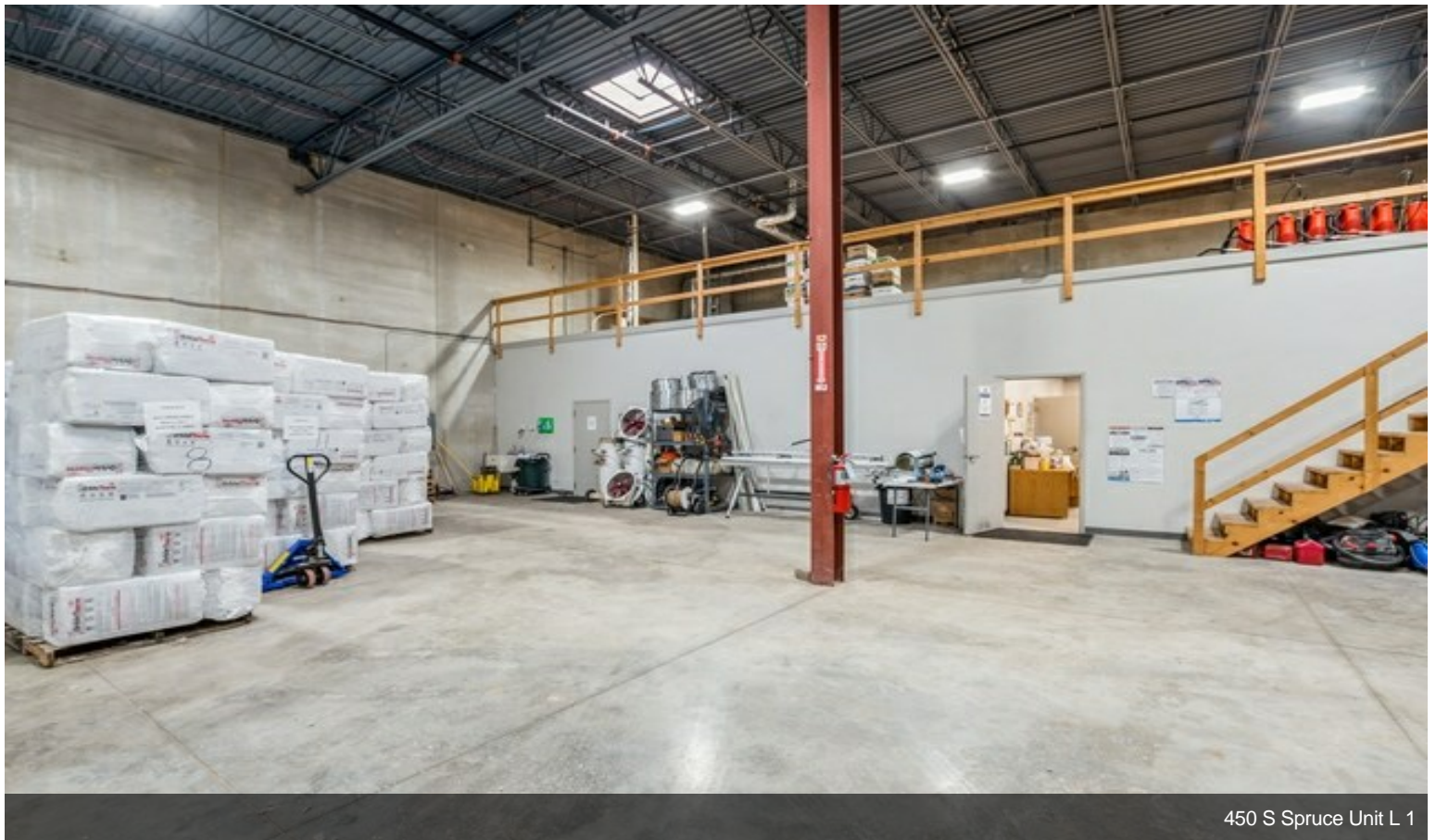
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# Property Photos

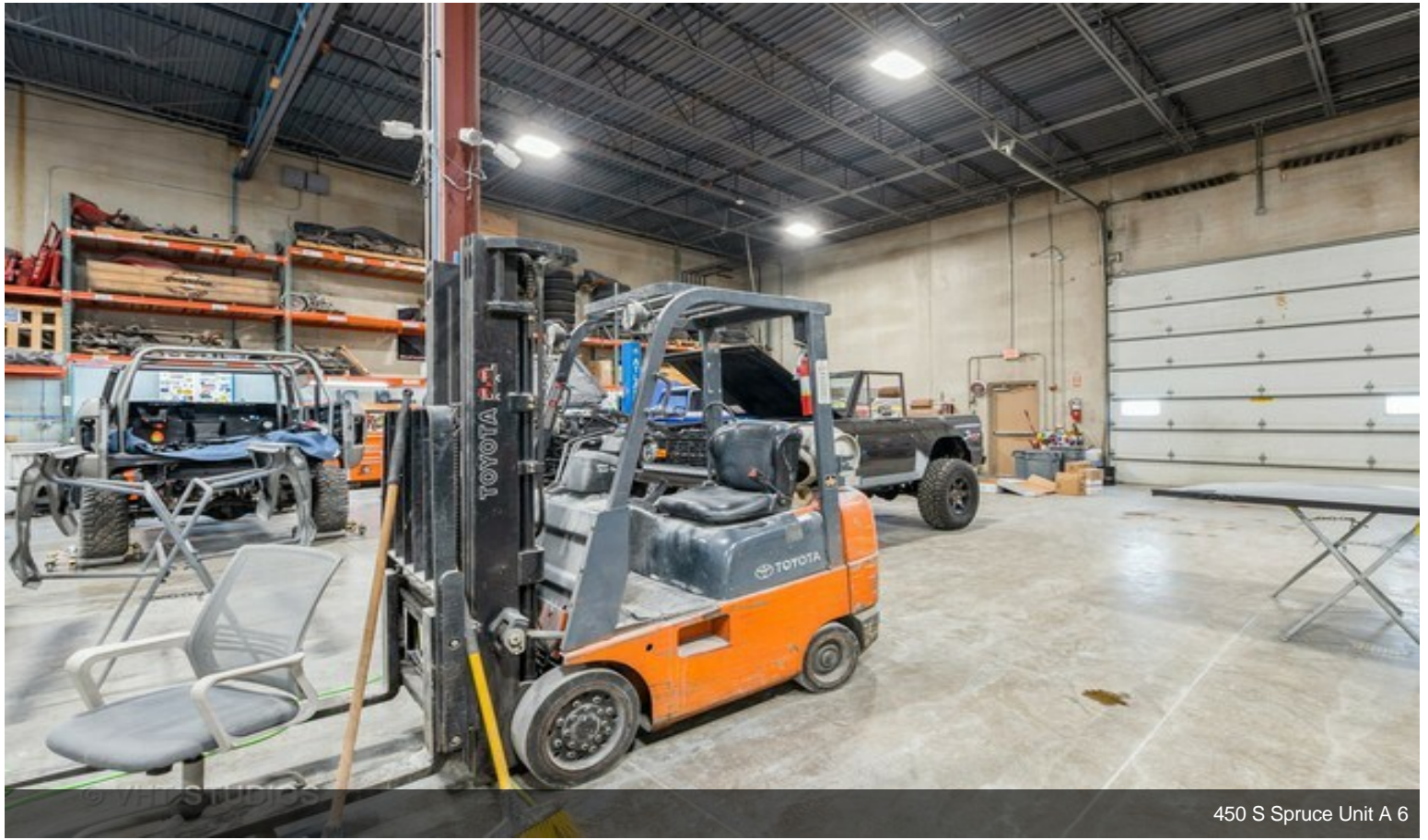


450 S Spruce Unit L 5



450 S Spruce Unit L 1

# Property Photos



450 S Spruce Unit A 6



450 S Spruce Unit A 5

# Property Photos



450 S Spruce Unit A 3



Exterior

# Property Photos



Front Corner View